



10 Richmond Court
Rawcliffe, DN14 8RU

RENT £695 pcm

Property Features

- Penthouse Apartment in popular complex
- Open Plan Living Dining Kitchen
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG & Allocated Parking Space
- Available Immediately



Full Description

SITUATION

From Goole take the A614 to Rawcliffe. On entering the village take the second left turn into The Green which in turn runs into Station Road. Proceed through the 'S' bend and the Richmond Court Apartment complex will be found on the right hand side of Station Road.

THE PROPERTY

This consists of a Penthouse Apartment being part of the Richmond Court complex which is situated on the edge of the popular residential village of Rawcliffe and within 4 miles of J36 of the M62. The spacious extremely well presented accommodation presently comprises:-

ACCOMMODATION

PRIVATE GROUND FLOOR ENTRANCE LOBBY

Security door with entry phone system, shoe cupboard and enclosed staircase leading to:

LANDING

Large storage cupboard housing gas central heating boiler, radiator and leading to:

APARTMENT ENTRANCE HALL

Composite door, radiator and oak parquet tiled floor .

OPEN PLAN LIVING DINING KITCHEN 26' 6" x 26' 3"

(8.08m x 8m)

Range of units comprising sink unit, base units with worktops, wall cupboards and breakfast bar. Built in oven and ceramic hob with chimney extractor over. Integrated dishwasher, fridge freezer and washing machine. Kick space heater, 2 radiators and French doors to front with Juliet Balcony enjoying open views over Farmland to front.



BEDROOM 17' 0" x 10' 6" (5.18m x 3.2m)

Radiator.



BEDROOM 11' 0" x 11' 0" (3.35m x 3.35m)

Radiator.

BATHROOM

White suite comprising panelled in bath, vanity washbasin, low flush WC with concealed cistern and shower cubicle. Radiator, mirror fronted cabinet and part ceramic tiled walls.



Communal surrounding garden areas.

COUNCIL TAX

It is understood that the property is in Council Tax Band B, which is payable to the East Riding of Yorkshire Council.

TERMS & CONDITIONS

The property is available to rent immediately on a 6 Month Shorthold Tenancy Agreement. References will be required and regrettably no smokers or pets will be allowed at the property. Should you be interested in this property please request an Application to Rent Form from our Goole Office.

RENT & BOND

RENT: £695 per calendar month payable in advance.

BOND: £800 payable on the signing of the Agreement.

HOLDING DEPOSIT

This is to be the equivalent of approximately, but not to exceed, one week's Rent and will reserve the property and will then form part of the First Month's Rent on the Signing of the Tenancy Agreement. The Holding Deposit in the case is £160.

It should be noted that the Holding Deposit will be withheld if any relevant person (including any Guarantor) withdraws from the Tenancy, fails a Right to Rent Check, provide materially significant false or misleading information, fail to disclose adverse credit history prior to Referencing or fail to sign their Tenant Agreement within 15 Days (or other Deadline for Agreement as mutually agreed in writing).



VIEWING

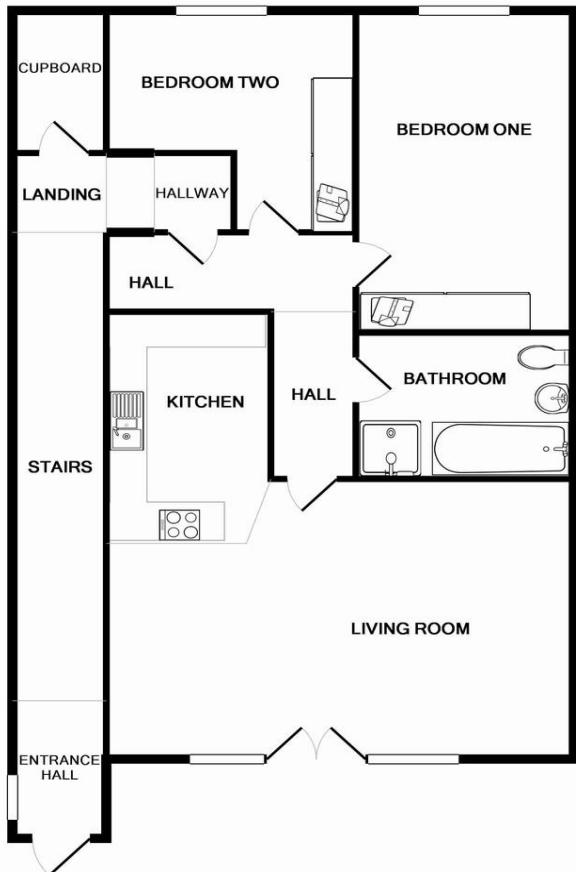
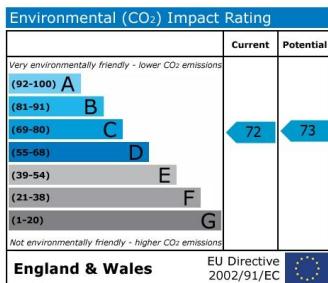
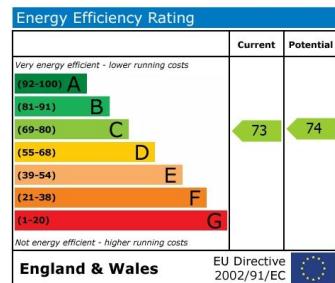
Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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