



1 Ashlea Close
Selby, YO8 4NY

RENT £625 pcm

Property Features

- Ground Floor Flat in popular Town Centre Location
- 19' Lounge & Kitchen
- Double Bedroom & Bathroom
- Gas CH, UPVC DG & Allocated Parking
- Within walking distance of Railway Station



Full Description

SITUATION

The property is best approached from Portholme Road by turning into Bainbridge Drive, and then taking the first right turn into Ashlea Close where the property will be found on the left handside clearly marked by one of our distinctive To Let Boards.

THE PROPERTY

This consists of a purpose built Ground Floor Flat being situated in popular location within easy walking distance of Selby Town Centre and the Railway Station. The well-presented accommodation comprises:

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Enclosed staircase leading to the First Floor Flat and door into the Ground Floor Flat.

LOUNGE 19' 9" x 10' 0" (6.02m x 3.05m)

Two windows to front and two radiators.

KITCHEN 10' 3" x 5' 3" (3.12m x 1.6m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Free standing cooker. Plumbing for auto washer. Radiator and door to side.

INNER HALLWAY

Leading to:

BEDROOM 10' 9" x 8' 9" (3.28m x 2.67m)

Radiator and cupboard housing gas central heating boiler.



BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Mixer tap shower overbath. Heated towel rail, bathroom cabinet and part ceramic tiled walls.

TO THE OUTSIDE

Allocated Parking Space in communal parking area to side.

Communal Garden with Drying Area and Bin Store.

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

COUNCIL TAX

It is understood that the property is in Council Tax Band A, which is payable to the North 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: £625 per calendar month payable in advance.

BOND: £720 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 £140.

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).

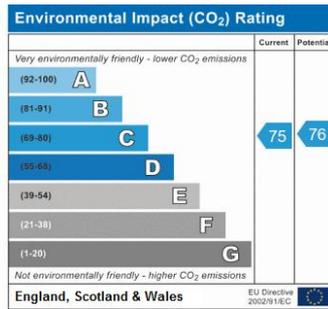
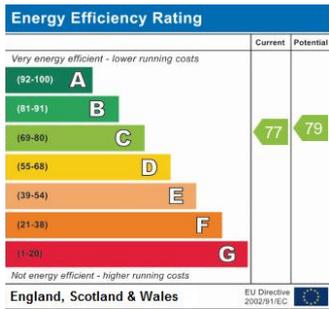


VIEWING

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.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements