



Torre House

Reedness, Nr Goole, DN14 8ER

RENT £975 pcm

Property Features

- Traditional Detached House in Rural Village
- 2 Reception Rooms & Kitchen with Appliances
- 3 Bedrooms & Bathroom
- Oil CH, uPVC DG, Garage & Gardens
- Ideal for Goole, Scunthorpe & M62/M18 Motorways

Full Description

SITUATION

From Goole take the A161 to Swinefleet. At the mini roundabout in the centre of the Village turn left and then at the "T" Junction turn right towards Reedness. On entering the Village along Main Street Torre House will be found on the left hand side clearly marked by one of our distinctive To-Let boards.

THE PROPERTY

This consists of a Traditional Detached House being in an excellent position on the edge of the popular rural Village of Reedness which is ideally placed for Goole, Scunthorpe and both the M62 and M18 motorways. The very spacious accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL

UPVC front door, radiator and stairs leading to the First Floor.

SITTING ROOM 18' 3" (max) x 14' 9" (2.51m x 4.5m)
Tiled fireplace, large bay window to front and radiator.

LIVING ROOM 15' 3" x 13' 3" (4.65m x 4.04m)
Two radiators and understairs cupboard.

KITCHEN 10' 0" x 7' 6" (3.05m x 2.29m)
Range of units comprising single drainer sink unit, base units with work tops, drawer unit and wall cupboards. Built-in oven and hob with chimney extractor over. Integrated fridge and freezer. Plumbing for automatic washing machine. Spotlights, part ceramic tiled walls and ceramic tiled floor.



CLOAKROOM

White suite comprising low flush W.C. and hand wash basin with tiled splashback. Radiator.

SIDE ENTRANCE HALL

UPVC door, radiator and quarry tiled floor.

FIRST FLOOR

LANDING

This is approached via the staircase from the Entrance Hall and opening from the Landing which has a radiator are:-

FRONT BEDROOM 19' 0" x 15' 0" (5.79m x 4.57m)

Large bay window to front and radiator.

FRONT BEDROOM 8' 3" x 7' 9" (2.51m x 2.36m)

Radiator.

REAR BEDROOM 15' 0" x 13' 3" (4.57m x 4.04m)

Radiator.

BATHROOM

White suite comprising panelled-in bath, pedestal wash basin and low flush W.C. Shower over bath with side screen. Heated towel rail, ceramic tiled walls and airing cupboard housing cylinder.

TO THE OUTSIDE

Attached GARAGE with up and over door to front and driveway approach from Main Street.

OUTBUILDING with plumbing for automatic washing machine and central heating boiler.

Additional OFF STREET PARKING area to rear. Lawned gardens to front and rear which enjoy open views over farmland at the rear.

SERVICES

It is understood that mains water and electricity are laid to the property with drainage being to a septic tank. There is oil 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 C, which is payable to the East Riding of Yorkshire Council.



TERM & 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: £975 per calendar month payable in advance.

BOND: £1125 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 £225.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

4 Belgravia,
Goole,
DN14 5BU

www.townenddegg.co.uk
lettings@townenddegg.co.uk
01405 762557



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.