



36 Elm Avenue
Goole, DN14 6TF

RENT £650 pcm

Property Features

- Well Presented Inner Terrace House
- 16' Lounge & 15' Dining Kitchen
- 2 Double Bedrooms & Bathroom
- Gas CH, uPVC DG, Gardens & Off Street Parking
- Available Immediately



Full Description

SITUATION

From the Boothferry Road / Pasture Road traffic lights travel out of Goole along Boothferry Road. Take the sixth left turn into Dunhill Road and then the second right into Marcus Street. Take the first left turn into Elm Avenue where the property will be found on the right hand side clearly marked by one of distinctive To-Let boards.

THE PROPERTY

This consists of a Inner Terrace House being situated in a small cul-de-sac in a popular residential location within easy walking distance of all Town Centre amenities. The good sized accommodation comprises:-



GROUND FLOOR

ENTRANCE LOBBY

Radiator and enclosed staircase to the first Floor.

LOUNGE 4.95m(16'3") x 3.66m(12'0")

Attractive Cast Iron Fireplace with Pine surround. Walk-in bay window to front, radiator and understairs cupboard.



DINING KITCHEN 4.57m(15'0") x 2.59m(8'6")

Range of units comprising single drainer sink unit, base units with worktops and wall cupboards. Plumbing for automatic washing machine. Free Standing Cooker. Radiator, spotlights, part ceramic tiled walls, gas central heating boiler and door leading to the rear garden.

FIRST FLOOR

LANDING

This is approached via the enclosed from the Entrance Lobby and opening from the Landing are:-



FRONT BEDROOM 4.65m(15'3") (max) x 3.51m(11'6")
Radiator.

REAR BEDROOM 3.66m(12'0") x 3.28m(10'9")
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, part ceramic tiled walls and linen cupboard.

TO THE OUTSIDE

OFF STREET PARKING SPACE to front.

Enclosed lawned garden to rear with patio area and concrete sectional **STORE**.

There is pedestrian access from the front of the property to the rear garden via an enclosed passageway between numbers 34 & 36 Elm Avenue.

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 BAND

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

RENT & BOND

RENT: £650 per calendar month payable in advance.

BOND: £750 payable on the signing of the Agreement.

TERMS & CONDITIONS

The property is available to rent immediately on a 6 Month Shorthold Tenancy Agreement. References will be required and regrettably no pets or smokers will be allowed at the property.

Should you be interested in this property please request an Application To Rent Form from either of our Offices.



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 £150.

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 Tenancy 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		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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.