



29 Olive Grove
Goole, DN14 5AD

RENT £800 pcm

Property Features

- Well Presented Inner Terrace Townhouse
- Kitchen & Lounge
- 3 Bedrooms & 2 Bathrooms
- Gas CH, UPVC DG, Gardens & Off Street Parking
- Popular Edge of Town Location



Full Description

SITUATION

The property is best approached from the Clock Tower roundabout in the centre of Goole by taking North Street around the sharp left hand bend into Hook Road. Proceed for approximately half a mile and then turn left into Wentworth Drive. Take the second right turn into Bretton Avenue and as the road bears sharp left turn right into Olive Grove. Proceed around the sharp left hand bend and the property will be found on the left hand side clearly marked by one of our distinctive To Let Boards.



THE PROPERTY

This consists of a well presented Inner Terrace Townhouse being situated on a modern development in an excellent residential location just off Hook Road being towards the edge of Goole yet still within easy walking distance of the Town Centre and all local amenities. The spacious accommodation which extends over three floors presently comprises:-



GROUND FLOOR

ENTRANCE

UPVC front door leading to:

KITCHEN 12' 9" x 10' 0" (3.89m x 3.05m)

Range of units comprising single drainer sink unit, base units with worktops and wall cupboards. Built-in oven and hob with extractor over. Plumbing for automatic washing machine. Radiator and part ceramic tiled walls.



INNER HALLWAY

Radiator, understairs cupboard and spindle staircase leading to the First Floor.

CLOAKROOM

White suite comprising low flush W.C. and pedestal wash basin with tiled splash back. Radiator.

LOUNGE 15' 9" x 12' 9" (4.8m x 3.89m)

Radiator and French doors leading to the rear garden.

FIRST FLOOR

LANDING

This is approached via the spindle staircase from the Inner Hallway and opening from the Landing which has radiator and airing cupboard housing cylinder are:-

FRONT BEDROOM 12' 9" x 7' 6" (3.89m x 2.29m)

Radiator.

REAR BEDROOM 12' 9" x 10' 9" (max) (3.89m x 3.28m)

Radiator.

HOUSE BATHROOM

White suite comprising panelled-in bath, pedestal wash basin with tiled splashback and low flush W.C. Mixer tap shower over bath. Radiator and part ceramic tiled walls.

SECOND FLOOR

LANDING

This is approached via the enclosed staircase from the First Floor Landing and opening from the Second Floor Landing is:-

MASTER BEDROOM 21' 0" x 12' (max) 9" (6.4m x 3.89m)

Cottage style window to front, radiator and DRESSING AREA with range of free standing wardrobes and leading to:-

ENSUITE SHOWER ROOM

White suite comprising shower cubicle, pedestal wash basin with tiled splashback and low flush W.C. Radiator, Velux roof light and access into eaves storage space.

TO THE OUTSIDE

Small forecourt garden. Enclosed garden to rear with patio area.

The property has the benefit of two ALLOCATED PARKING SPACES in the parking area to the side of the property, along with further parking immediately to the front of the property.



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 C, which is payable to the East Riding of Yorkshire Council.

VIEWING

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

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: £800 per calendar month payable in advance.

BOND: £920 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 £180.

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).

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