



Apartment 13, Block 2, School Court
Cottingham Street, Old Goole, DN14 5SJ

RENT £595 pcm

Property Features

- Second Floor Apartment in Modern Complex
- Lounge Diner with French Doors & Kitchen
- 2 Bedrooms & Bathroom with Shower
- Electric Heating, UPVC DG & Parking
- Ideal For Town Centre & all Local Amenities



Full Description

SITUATION

Take the A161 Bridge Street out of Goole and after passing over the third bridge turn right into Cottingham Street where the School Court Development will be found on the left hand side with Apartment 13 being on the Second Floor in Block 2.

THE PROPERTY

This consists of a refurbished Second Floor Apartment being situated in the School Court Development which is within walking distance of all local amenities in the Centre of Goole and is within 2 miles of J36 of the M62. Apartment 13 has good sized accommodation with new carpets throughout, being accessed from the Communal Hallway and comprises:-



ACCOMMODATION

ENTRANCE HALL

Radiator and large cupboard housing central heating boiler.

LOUNGE / DINER 6.25m(20'6") (max) x 3.66m(12'0")

French windows, 2 radiators and opening into:-



KITCHEN 3.66m(12'0") x 2.21m(7'3")

Range of units comprising sink unit, base units with worktops, wall cupboards and drawer units. Built in oven, hob and extractor. Plumbing for automatic washing machine, radiator, spotlights, ceramic tiled floor and part ceramic tiled walls.

BEDROOM 1 3.73m(12'3") x 3.20m(10'6")

Radiator.



BEDROOM 2 3.66m(12'0") x 3.05m(10'0")

Radiator.

BATHROOM

White suite comprising panelled in bath, pedestal wash basin and low flush w.c. Shower over bath with side screen. Radiator, 4 downlighters, ceramic tiled floor and part ceramic tiled walls.

TO THE OUTSIDE

There is off street parking in the communal parking area.

SERVICES

It is understood that mains drainage, mains water and electricity the property. There is 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.

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:

RENT £595 per calendar month payable in advance.

BOND: £685 payable on the signing of the Agreement.

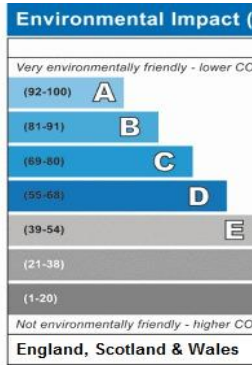
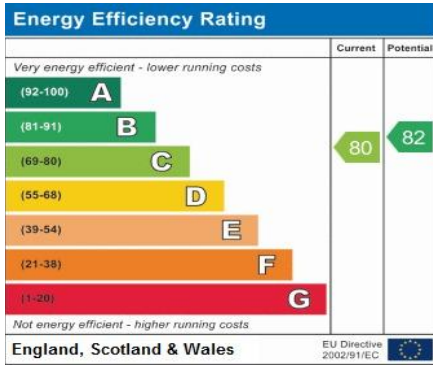
HOLDING DEPOSIT

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 this case is £135.

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.



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