



9 Periwinkle Court  
Goole, DN14 6FH

**RENT £765 pcm**

# Property Features

- Pleasant Semi Detached House
- Lounge & Kitchen with Appliances
- 2 Double Bedrooms & Bathroom
- Gas CH, uPVC DG, Car Port & Gardens
- Popular edge of Town Location



## Full Description

### SITUATION

The property is best approached from the Boothferry Road / Pasture Road traffic lights by travelling along Pasture Road into Westfield Avenue and then into Rutland Road. At the "T" Junction turn right into Carr Lane and then take the first left turn into Sundrew Avenue. Take the first right turn into Periwinkle Court where the property will be found on the right hand side clearly marked by one of our distinctive To Let boards.



### THE PROPERTY

This consists of a pleasant Semi Detached House being situated on a popular modern development in a sought after residential location on the northern edge of the popular Inland Port Town of Goole yet still within easy reach of all local amenities. The accommodation presently comprises: -



### GROUND FLOOR

#### ENTRANCE HALL

Radiator, Oak floor and spindle staircase leading to the First Floor.

#### CLOAKROOM

Coloured Suite comprising low flush W.C. and corner pedestal wash basin with tiled splashback. Radiator.

#### LOUNGE 14' 6" x 12' 3" (4.42m x 3.73m)

Adam style fireplace housing living flame gas fire. Radiator, understairs cupboard and French doors leading to the rear garden.



### KITCHEN 10' 9" x 5' 6" (3.28m x 1.68m)

Range of units comprising single drainer sink unit, base units with worktops and wall cupboards. Built-in oven and hob with extractor over. Integrated fridge, freezer and dishwasher. Radiator, spotlights, part ceramic tiled walls and cupboard housing gas fired central heating boiler.



### FIRST FLOOR

#### LANDING

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

#### FRONT BEDROOM 12' 3" x 8' 9" (3.73m x 2.67m)

Radiator and cupboard over stairs.



#### REAR BEDROOM 12' 3" x 10' 0" (3.73m x 3.05m)

Radiator.

#### BATHROOM

Coloured suite comprising panelled-in bath, pedestal wash basin and low flush W.C. Shower over bath with side screen. Heated towel rail and part ceramic tiled walls.



#### TO THE OUTSIDE

Car Port to side, small forecourt garden and enclosed garden to rear with shed.

#### 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 B, 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: £765 per calendar month payable in advance.

BOND: £880 payable on the signing of the Agreement.

**VIEWING**

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

**HOLDING DEPOSIT (PER TENANCY)**

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 £175.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	76   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		