



3 Coronation Row

Camm Lane, Carlton, Nr Goole, DN14 9NX

RENT £800 pcm

Property Features

- Spacious End Terrace Cottage in popular Village
- 15' Lounge, 19' Breakfast Kitchen & 16' Dining Room
- 3 Bedrooms & Bathroom
- Gas CH, UPVC DG & Gardens with Store
- Available Immediately



Full Description

SITUATION

From Selby take the A1041 into Carlton. After passing the Church on the right handside take the next right turn into Pinfold Lane. At the T Junction turn left and as the road bears sharp right bear left into Camm Lane. Coronation Row will be found on the right handside clearly marked by one of our distinctive To Let boards.

THE PROPERTY

This consists of a spacious End Terraced Cottage being situated in the centre of the popular Village of Carlton which is located twixt the Towns of Goole and Selby and ideally placed for the cities of York, Leeds, Hull and J36 of the M62 Motorway. The well presented accommodation comprises:

GROUND FLOOR

ENTRANCE HALL

UPVC door, radiator with ornate cover and enclosed staircase to the first floor.

LOUNGE 15' 0" x 11' 3" (4.57m x 2.72m)

Bay window to front and radiator.

BREAKFAST KITCHEN 19' 3" x 8' 3" (5.84m x 2.54m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built in oven and hob with extractor over. Plumbing for auto washer. Radiator, part ceramic tiled walls, understairs cupboard and opening into:

DINING ROOM 16' 3" x 9' 0" (4.93m x 2.77m)

Radiator and French doors to rear.



FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Hall and opening from the Landing are:

MASTER BEDROOM 15' 6" x 9' 0" (4.75m x 2.77m)

Radiator

FRONT BEDROOM 10' 0" x 8' 3" (3.05m x 2.49m)

Radiator.

FRONT BEDROOM 8' 3" x 8' 3" (2.49m x 1.7m)

Radiator and cupboard overstairs.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower overbath with side screen. Radiator, part ceramic tiled walls and cupboard housing gas central heating boiler.

TO THE OUTSIDE

Lawned Garden area to front.

Enclosed Garden to rear with STORE 14' 9" x 7' 6" and Patio Area.

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 B, which is payable to Selby District 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: £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 Tenancy Agreement within 15 Days (or other Deadline for Agreement as mutually agreed in writing).

VIEWINGS

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

ESTATE AGENTS ACT

It should be noted that in accordance with the Estate Agents Act that the Landlords are related to an Employee of Townend Clegg & Co.

FLOOR PLANS

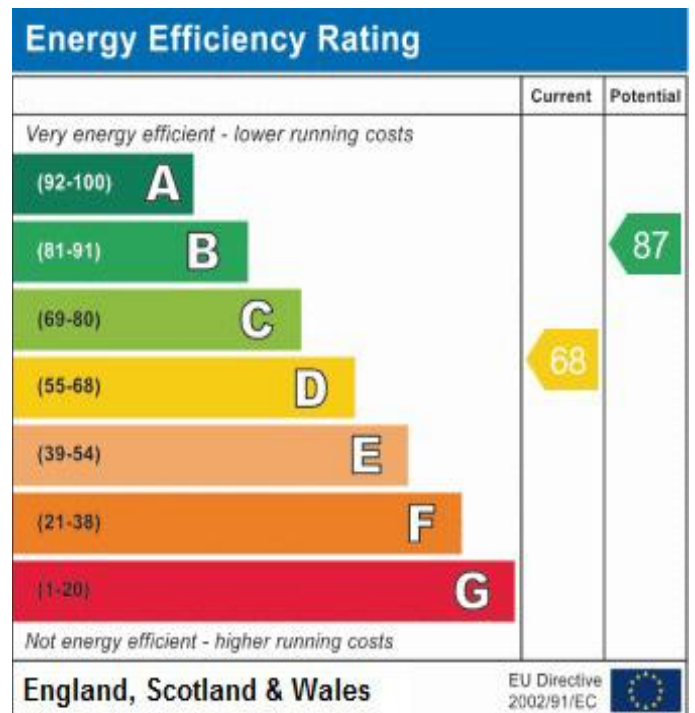
These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agents' Offices and the Energy Efficiency Rating Graph is 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 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.