



Apartment 1, 48 Aire Street
Goole, DN14 5QE

RENT £425 PCM

Property Features

- First Floor Apartment in Converted Period Building
- Lounge & Kitchen
- Double Bedroom & Showerroom
- Electric Heating & uPVC Double Glazing
- Ideal for all Town Centre Amenities



Full Description

SITUATION

The property is best approached from the Clock Tower in the centre of Goole by taking North Street from the roundabout and then turning first right into Aire Street. The property will be found on the right hand side.

THE PROPERTY

This consists of a First Floor Apartment being part of a sympathetic conversion of a large Period building situated close to the centre of Goole and within easy walking distance of all local amenities. The accommodation presently comprises:-



GROUND FLOOR

COMMUNAL ENTRANCE HALL

Staircase leading to the First Floor.

FIRST FLOOR LANDING

Leading to:-



APARTMENT ENTRANCE HALL

Telephone entry door system.

LOUNGE 13' 9" x 10' 3" (4.19m x 3.12m)

Marble feature fireplace surround and night store heater.

KITCHEN 7' 6" x 5' 9" (2.29m x 1.75m)

Range of units comprising single drainer sink unit, base units with worktops and wall cupboard. Built-in oven and hob with extractor over. Plumbing for automatic washing machine.



BEDROOM 11' 0" x 9' 6" (3.35m x 2.9m)

Original Cast Iron and tiled fireplace and night store heater.

SHOWER ROOM

White suite comprising shower cubicle, pedestal wash basin and low flush W.C.

SERVICES

It is understood that mains drainage, mains water and electricity are laid to the property. The property has electric central heating from night store heaters and windows are double glazed with uPVC framed sealed units.

COUNCIL TAX

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

TERMS & CONDITIOINS

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: £425 per calendar month payable in advance.

BOND: £490 payable on the signing of the Agreement.

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 £95.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	65 D
39-54	E		
21-38	F		
1-20	G		