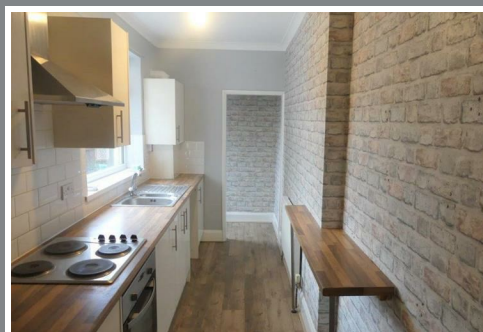




102 Southcoates Lane, Hull, East Yorkshire, HU9 3AD

- Must be viewed
- Very well presented property
- Modern kitchen & bathroom
- Front and rear gardens
- Bond £715
- Three bedrooms
- Two reception rooms
- GCH and uPVC DG
- Garage via the ten foot
- VIEW NOW

£625 Per Calendar Month



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102 Southcoates Lane, Hull, East Yorkshire, HU9 3AD

VERY WELL PRESENTED++THREE BEDROOMS++TWO RECEPTION ROOMS++VIEW NOW++
Mid terrace property THAT MUST NOT BE MISSED. Installed with gas central heating and uPVC double glazing. Accommodation comprises of an entrance hall, lounge, dining room, modern kitchen, three bedrooms and modern bathroom. Gardens to the front and rear. Garage via ten foot. MUST BE VIEWED!! Bond £715.

GROUND FLOOR

ENTRANCE

Enter via uPVC double glazed main entrance door leading into the hall.

ENTRANCE HALL

Carpeted stairs to the first floor accommodation. uPVC double glazed side lights. Doors leading into lounge and dining room. Covings to the ceiling. Under stairs meter cupboard. Door leading into the kitchen.

LOUNGE

14'8 x 11'0 (4.47m x 3.35m)

uPVC double glazed bay window to the front aspect. Single radiator. Carpeted. Fitted fireplace with marble back plate and hearth plus gas fire. Covings to the ceiling. TV aerial. Telephone point.

DINING ROOM

11'0 x 9'8 (3.35m x 2.95m)

Single radiator. uPVC double glazed French doors leading out to the rear garden.

KITCHEN

15'1 x 5'8 (4.60m x 1.73m)

With uPVC double glazed window to the side aspect. Modern fitted base and wall units with drawer units and contrasting work surfaces. Stainless steel 1 ½ sink unit with mixer tap. Cupboard housing the combi boiler. Electric hob and oven below. Stainless steel chimney extractor hood over. Tiled splash backs, opening into rear lobby and plumbing for automatic washing machine. Single radiator. Breakfast bar.

REAR LOBBY

With uPVC double glazed door to the rear aspect.

FIRST FLOOR LANDING

Access to the loft. Carpeted. Doors leading into all rooms.

BEDROOM ONE

13'10 x 11'1 (4.22m x 3.38m)

With uPVC double glazed bay window to the front aspect. Covings to the ceiling. Carpeted. Single radiator.

BEDROOM TWO

10'11 x 9'4 (3.33m x 2.84m)

With uPVC double glazed window to the rear aspect. Single radiator, Carpeted Recessed cupboards.

BEDROOM THREE

7'9 x 7'5 (2.36m x 2.26m)

With uPVC double glazed window to the rear aspect. Carpeted. Covings to the ceiling. Single radiator.

BATHROOM

5'11" x 5'7" (1.80 x 1.70)

Concertina door into the bathroom. An uPVC double glazed window to the front aspect. White suite incorporating a low level flush WC, pedestal wash hand basin with mixer tap and panel bath with plumbed in shower. Heated towel radiator. Fully tiled walls, Vent.

EXTERNAL

To the front there is an attractive garden with shrubs and plants and fencing/wall to the surrounds. At the rear there is another lovely lawn garden, door leading into the garage which is also accessed via the ten foot. Rear gate, fencing to the surrounds and outside tap. There is also a brick built shed with two separate doors.

SERVICES

The mains services of water, gas, electric and drainage are connected. The property has a combi boiler providing gas central heating and hot water.

OUTGOINGS

From Internet enquires with the Valuation Office website the property has been placed in Band B for Council Tax purposes, Local Authority Reference Number 00220140010201. Prospective tenants should check this information before making any commitment to lease the property.

REFERENCES AND SECURITY BOND

Interested parties should contact the agents office for a referencing pack, which will detail the procedure for making an application to be considered as a tenant for the property. On receipt of the application form a holding deposit equivalent to one weeks rent (£140) will be required. This amount will be deducted from the first month's rent due on the tenancy start date. The security bond required for the property is £715 which will be payable on the tenancy start date together with the first month's rent. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

ENERGY PERFORMANCE CERTIFICATE

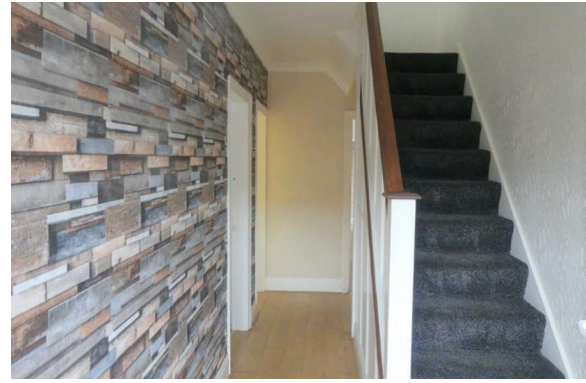
The current energy rating on the property is D(63)

VIEWINGS

Strictly by appointment with the sole agents Leonards on (01482) 375212.

VALUATION/MARKET APPRAISAL

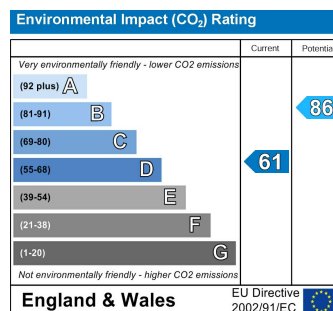
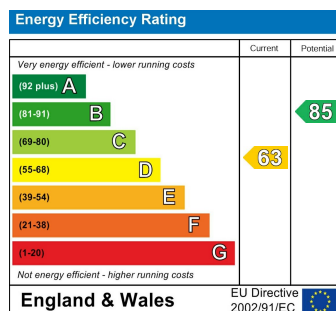
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LEONARDS



1. Money Laundering Regulations 2003 & Immigration Act 2014 : Intending tenants and permitted occupiers will be asked to produce identification documentation as part of the referencing process. 2. General: While we endeavour to make our letting particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: Where stated, these approximate room sizes or any stated areas are only intended as general guidance. 4. White Goods & Electrical Appliances: Where these are left in the property these can be used, however should any items require repair, or be beyond repair, the Landlord does not undertake to pay for repairs or to replace the items, except those which the Landlord is required to do by law. 5. Photographs: These may have been taken using a wide angle lens which also has the potential to make rooms look larger and may be representative of the property's accommodation historically and therefore viewing of the property is recommended before committing to being referenced and taking up a tenancy. 6. Leonards for themselves and their landlords of this property, whose agents they are give, notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective tenant. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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