



3 Priestgate, Sutton-Upon-Hull, East Yorkshire, HU7 4QR

- Mid terrace house
- Kitchen with dining area
- Modern bathroom
- Gas central heating
- Enclosed rear garden
- Sitting room
- Two bedrooms
- uPVC double glazing
- Parking for three vehicles
- Viewing essential- Bond £660

£575 Per Calendar Month



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THIS TWO BEDROOM MODERN PROPERTY IS LOCATED ON A POPULAR DEVELOPMENT WITHIN SUTTON UPON HULL.

The property comprises of an entrance hall leading through to a good sized sitting room. There is a spacious kitchen with dining area beyond with french door to the rear garden. The upper floor offers two double bedrooms and a modern bathroom, having a white suite. There is parking to the front of the property and an enclosed rear garden. The property vacant. BOND £660.

LOCATION

The Priestgate is located within the heart of Sutton upon Hull, which is a popular village on the edge of Hull.

GROUND FLOOR ACCOMODATION

ENTRANCE

uPVC door leading to entrance hall

ENTRANCE HALL

Laminate flooring, radiator and stairs to the first floor

SITTING ROOM

12'3 x 11'6 (3.73m x 3.51m)

Gas pebble effect fire with a marble effect surround with matching hearth and a timber mantle. Laminate flooring, radiator, television point, power points and ceiling coving. uPVC window to front aspect. Door through to kitchen and dining area

KITCHEN WITH DINING AREA

14'9 x 9'6 (4.50m x 2.90m)

Cream fitted wall and base unit with contrasting timber worksurfaces incorporating a 1½ bowl sink unit and a brushed steel gas hob with a matching cooker hood over. Laminate flooring, French doors to the rear garden, under stairs cupboard and an electric oven. Plumbing for a washing machine, gas central heating boiler, (located within a cupboard), radiator and power points. uPVC window to the rear aspect.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space. Doors leading into all rooms.

BEDROOM ONE

11'9 x 11'8 (3.58m x 3.56m)

Radiator, power points, storage/airing cupboard and a uPVC window to the front aspect.

BEDROOM TWO

10'3 x 8'2 (3.12m x 2.49m)

Radiator, power points and a uPVC window to the rear aspect.

BATHROOM

7'1 x 6'5 (2.16m x 1.96m)

A white suite comprising of a corner panelled bath with a shower screen and a shower over. A push button low level WC and a hand basin, set within a vanity unit with storage under. Part tiled walls, radiator, shaver point and an extractor fan. This room is finished with vinyl flooring and a uPVC window to the rear aspect.

FRONT GARDEN

A block set driveway providing space for two vehicles and there is an additional parking space to the front of the property. Outside light and wrought iron fences to each side.

REAR GARDEN

The rear garden is mainly set to lawn with beds to the side. There is a paved path leading to a storage facility and a pedestrian gate.

SERVICES

The mains services:- Gas, electric, water and drainage are connected. There is a gas central heating boiler and a hot water cylinder.

OUTGOINGS

From internet enquiries with the valuation office website, the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number 00230256000207. Prospective tenants should check this information before making any commitment to take up the lease of the property.

ENERGY PERFORMANCE CERTIFICATE

The current energy rating on the property is C(69).

REFERENCES AND SECURITY BOND

Interested parties should contact the agency from a referencing pack, which will detail the procedure for making an application to be considered as a tenant from the property. On receipt of the application form a holding deposit equivalent to one weeks rent (£130.00) 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 £660.00 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)

VIEWINGS

Strictly through the sole agents Leonards (01482) 375212

FREE VALUATION/MARKET APPRAISAL

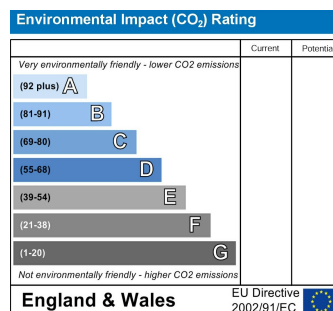
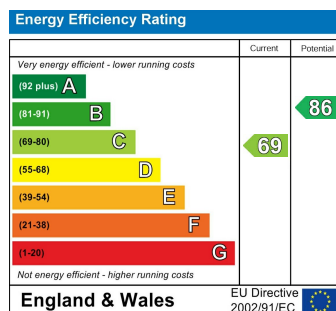
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