



Flat 2, 712 Anlaby Road, Hull, East Yorkshire, HU4 6BP

- Well presented studio flat
- Kitchen with appliances
- Bathroom with three piece suite
- Or a long term working guarantor
- Ground Floor
- Dressing Area
- Homeowner guarantor may be required
- Bond £350 -VIEW NOW

£75 Per Week



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Flat 2, 712 Anlaby Road, Hull, East Yorkshire, HU4 6BP

Well presented ground floor studio flat. Ideally located for the City Centre, Royal Infirmary and KCom Stadium. Accommodation comprising of a lounge/bedroom, kitchen with fridge and freezer, automatic washing machine and cooker and bathroom. There is uPVC double glazing. Bond £350. Homeowner guarantor may be required or a long term working guarantor. VIEW NOW.



Location

The property is located on Anlaby Road, with the Hull Royal Infirmary, KCom Stadium (Home of Hull City AFC and Hull FC) and City Centre nearby. There is good public transport to the city centre and the surrounding villages of Cottingham, Anlaby and Hessle. Excellent road links are available to all parts of the city with access to the M62 via the A63 dual carriageway.

Ground Floor

Enter via main door into communal hall.

Cummunal Hall

Door leading into the apartment

Apartment

Hall

Doors leading into kitchen, lounge/bedroom and bathroom.

Kitchen

7'0 x 5'9 (2.13m x 1.75m)

Fitted base, wall and drawer units with contrasting work surfaces. Stainless steel sink with mixer tap. A uPVC double glazed window to the front. Airing cupboard. Tiled splash backs. Appliances include fridge freezer, electric cooker and automatic washing machine.

Bathroom

9'9 x 5'0 (2.97m x 1.52m)

A uPVC double glazed window to the front. Panel bath with electric shower. Pedestal wash hand basin with mixer tap and low level flush W.C. Tiled splash backs.

Lounge/Bedroom

16'7 x 15'5 (5.05m x 4.70m)

Wall mounted heater. Newly fitted carpet. A uPVC double glazed square bay window to the front. Wall mounted gas fire. Opening into dressing area.

Dressing Area

8'0 x 5'5 (2.44m x 1.65m)

Services

The mains services of water, gas, electric and drainage are connected. There is a gas fire in the lounge/bedroom and a cylinder tank provides the hot water.

Energy Performance Certificate

The current energy rating on the property is E(47)

Outgoings

From Internet enquiries with the Valuation Office Website the property has been placed in Band A for Council Tax purposes, Local Authority Reference number 0003000107121A. Prospective tenants should check this information before making any commitment to take up references or a lease of the property.

References and Security Bond

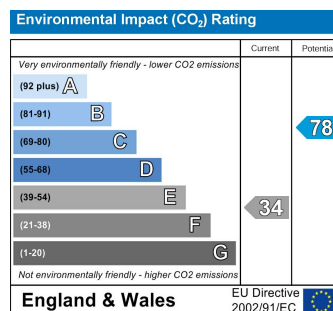
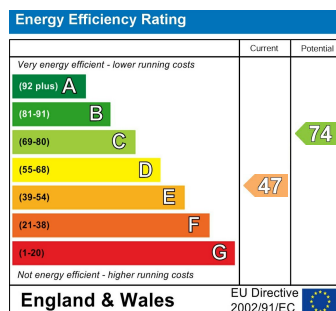
Interested parties should contact the agents office for a referencing pack, which will detail the procedure for making an application to be considered as a tenant for the property. The security bond required for the property is £375. The deposit will be registered with the Landlords Deposit Scheme.

Viewings

Strictly through the sole agents Leonards (01482) 375212.

Valuation/Market Appraisal

Thinking of letting your house, or not achieving the interest you expected on your property currently on the market? Then contact Leonards who have great success in the letting of properties throughout Hull and the East Riding of Yorkshire.



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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