



157a Newbridge Road, Hull, HU9 2LR

- One bedroom apartment
- First floor
- Gas central heating
- uPVC double glazing
- Lounge
- Shower room
- Fitted kitchen
- View now

£290 Per calendar month



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157a Newbridge Road, Hull, HU9 2LR

Available now a one bedroom first floor apartment. Comprising of a hall, lounge, fitted kitchen and a shower room. Installed with gas central heating and uPVC double glazing. Landlord has requested no DSS, no Pets and no smokers. Bond £340.

GROUND FLOOR

ACCESS/ENTRANCE

Access to the property is through a locked alley gate to the right of the property. Entry to the rear of the flat is via a side gate on the left hand side and the main communal entrance door is on the immediate left. A staircase leads up to the apartment for which the apartment door is on the right hand side.

FIRST FLOOR

HALL

Doors leading into the shower room and kitchen. Inner hall with radiator. Door leading into the door. Laminate flooring.

SHOWER ROOM

3.45m x 1.22m (11'4 x 4'0)

Three small rear windows. Radiator. Comprising of pedestal wash hand basin, low level flush WC and shower enclosure with plumbed in shower. Tiled flooring and splash back areas.

KITCHEN

2.67m x 2.46m (8'9 x 8'1)

Step down into the kitchen. Fitted with base and wall units with contrasting work surfaces. Stainless steel one and half sink with mixer taps over. Wall mounted boiler. Plumbing for an automatic washing machine. Provision for a cooker. Extractor over. Radiator. An uPVC double glazed window to the rear aspect.

LOUNGE

4.60m x 3.43m (15'1 x 11'3)

An uPVC double glazed window to the front aspect. Laminate flooring. TV aerial. Radiator. Internal window into the bedroom. Opening into the bedroom. Telephone point.

BEDROOM

3.43m x 3.40m (11'3 x 11'2)

Radiator. Access to the loft. Laminate flooring.

EXTERNAL

Small communal entrance forecourt at the rear.

SERVICES

The mains services of water, gas and electric are connected. The property has a gas boiler which provides central heating to panelled radiators.

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:00220180015703. Prospective tenants should check this information before making any commitment to take up a lease of the property.

ENERGY PERFORMANCE CERTIFICATE

The current energy rating on the property is B.

REFERENCES & 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 and applicable charges, a reference and administration charge will be payable to the agents for processing any application, this currently being £100 for an individual and £125 for a couple, including VAT. Should the application be accepted an additional charge of £35 including VAT will be made for the inventory check in/out will be payable upon completion of the tenancy documentation. The security bond required for the property is £340 which will be payable the moving date together with the first month's rent of £290. The deposit will be registered with the Tenant Deposit Scheme. (TDS)

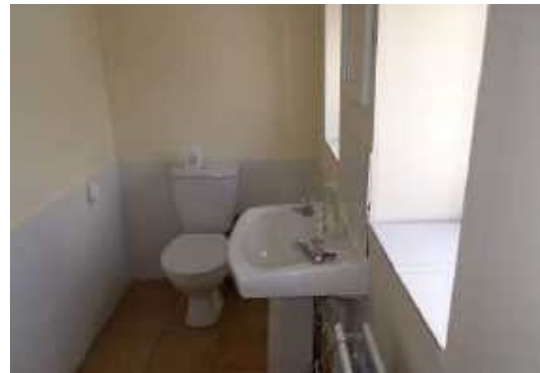
VIEWINGS

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.

Energy rating -B



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