



30 Sherwood Avenue, Hull, HU9 2PJ

- Mid Terrace
- Entrance Hall, Lounge
- Fitted Kitchen, 3 Bedrooms
- Gas C/H
- Majority UPVC D/G
- Front and Rear Gardens
- Gated rear access
- Bond £575.00

£525 Per calendar month



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Situated on a popular avenue this 3 bedroomed mid terrace property has gas central heating and majority UPVC double glazing. Comprising of hall, lounge, modern fitted kitchen, three first floor bedrooms with gardens front and rear. Rear gated access. Bond £575.00. Landlord has requested no DSS, no smokers, some small pets will be considered.

Location Sherwood Avenue is located off Southcoates Lane which just off Holderness Road with regular bus routes for the City Centre, Sutton Village and Kingswood Retail Park. Local shopping is in an abundance on Holderness Road including take-aways, shops, eateries and Bars. The tranquil East Park is also close to hand.

Entrance Hall Entrance via a wooden door into the entrance hall. Hard flooring to the ground floor with carpet to the stairs.

Lounge 2.92m x 2.74m max (11'9 x 11'3 max)
UPVC double glazed windows to the front aspect. Double radiator. Under stairs storage/ metre cupboard. Carpeted.

Kitchen 2.92m x 2.74m 0.05m max (9'07 x 9' 02 max)
Fitted with a range of white gloss effect base and wall units with roll top work surfaces. Stainless steel sink unit with mixer tap. Integrated appliance's including a ceramic hob and electric oven and extractor hood over the cooker. UPVC double glazed window overlooking the rear garden. Wooden rear door. Gas central heating boiler.

Bathroom 1.52m x 2.74m 0.05m (5'0 x 9' 02)
Modern white suite including a panel bath with a shower above, pedestal wash hand basin and low level flush WC. Partially tiled walls, double radiator. UPVC double glazed window to the rear.

Bedroom One 4.57m x 3.63m max (15' x 11'11 max)
UPVC double glazed windows to the front aspect. Traditional tiled fireplace and surround. Over stairs cupboard. Double radiator. Carpeted.

Bedroom Two 3.30m x 2.44m 0.08m (10'10 x 8' 3)
UPVC double glazed window overlooking the rear aspect. Double radiator. Carpeted.

Bedroom Three 1.83m 0.15m x 2.13m 0.28m (6' 06 x 7' 11)
UPVC double glazed window overlooking the rear aspect. Carpeted.

External Gardens to both front and rear. Rear access via double wooden gates.

SERVICES The main services of water, gas and electric 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 A for Council Tax purposes, Local Authority Reference Number 00220170003002. Prospective tenants should check this information before making any commitment to lease the property.

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 £595 which will be payable the moving date together with the first month's rent of £525. The deposit will be registered with the Tenant Deposit Scheme. (TDS)

ENERGY PERFORMANCE CERTIFICATE The current energy rating on the property is D.

VIEWINGS Strictly by appointment with the sole agents Leonards on (01482) 375212/ 01482 330777

EPC Rating

Energy rating D



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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