



54 Severn Street, Hull, HU8 1TG

- Mid Terrace
- Entrance Hall, Lounge
- Dining area and Kitchen
- Gas C/H
- UPVC double glazing
- Two Bedrooms, Bathroom
- Rear yard with decking
- Bond £500

£450 PCM



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Situated close to Holderness Road this Two Bedroomed House has UPVC Double Glazing and Gas Central Heating. The property has an entrance hall leading to a lounge with double doors to a dining room. and kitchen area. To the first floor are two bedrooms and the bathroom. To the rear of the property is a paved yard area with an area of decking with storage sheds and an outside wc. Access is via a side pedestrian access gate.

Location	Situated on Severn Street close to the junction with 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 UPVC double glazed front entrance door into the entrance hall. Hard flooring to the ground floor with stairs to the first floor.
Dining Room 3.53m x 3.30m max (11'7 x 10'10 max)	UPVC double glazed window to the rear aspect. Hard flooring to this area with shelving to the alcove area.
Lounge 3.48m x 3.33m max (11'5 x 10'11 max)	UPVC double glazed bay window to the front aspect. Hard flooring to this area with fire surround with electric fire. Wall lights to the alcove and single radiator. Double sliding doors leading to the dining room.
Kitchen 3.38m x 2.59m max (11'01 x 8'06 max)	Fitted with a range of base and wall mounted units with single stainless steel sink unit and tiled surrounds. Integrated appliances including gas hob and electric oven. Wall mounted gas central heating boiler. UPVC double glazed window and UPVC double glazed door. Access to the under stairs storage cupboard.
Bedroom One 4.04m x 3.35m excluding wardrobes (13'03 x 11' excluding wardrobes)	UPVC double glazed windows to the front aspect. Access to the loft area via a drop down hatch. Double radiator.
Bedroom Two 3.33m x 3.35m 0.08m max (10'11 x 11' 3 max)	UPVC double glazed window to the rear aspect. Double radiator.
Bathroom 2.62m x 2.82m (8'07 x 9'03)	A white suite including a panel bath with shower above, pedestal hand basin and low flush wc. Partially tiled walls and double radiator. UPVC double glazed window with rear aspect. Storage cupboard with roll top work surface.
External	With side pedestrian access via a side gate. The area is partly decked with an additional paved area. The area has a brick storage shed and wc and a further timber storage shed.
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 00200392005407 . 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 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 £500 which will be payable the moving date together with the first month's rent of £450. 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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