



57 Stepney Lane, Hull, HU5 1HZ

- Mid Terrace
- Entrance hall
- Through lounge/dining
- Fitted kitchen
- Cloakroom with W.C.
- 2 bedrooms & bathroom
- Rear workshop
- Bond £454

£395 PCM



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-hull.co.uk

Website: www.leonards-hull.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-hull.co.uk

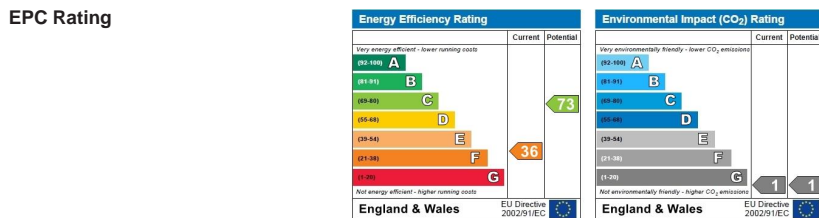
57 Stepney Lane, Hull, HU5 1HZ

Situated on a popular avenue this 2 bedroomed mid terrace property. Comprising of hall, lounge, fitted kitchen, cloakroom with W.C. Two first floor bedrooms, family bathroom with rear yard with workshop. Bond £454.00. Landlord has requested no DSS, no smokers, some small pets will be considered.

- LOCATION** Situated on Stepney Lane in the Beverley Road area. Beverley Road has a range of local shops and supermarkets chain stores as well as a regular bus route into Hull City Centre. Pearson Park is also close to hand.
- ENTRANCE HALL** Entrance via a wooden door into the entrance hall which has a dado rail. Carpeting to the ground floor and to the stairs.
- LOUNGE** 11'6" x 7'1" max (3.50x2.17 max) UPVC double glazed window to the front aspect. Brick fire surround with wooden mantle incorporating a gas fire. Wall lights to the alcove. Electric panel heater with coving to the ceiling.
- DINING ROOM** 12'3" x 10'11" (3.74x3.33max) With a range of storage cupboards to the alcoves and a electric fire with feature surround. Understairs cupboard, window to the rear aspect. Electric panel heater. Sliding glazed doors leading to the lounge area.
- KITCHEN** 8'6" x 7'10" (2.60x2.39max) With a range of fitted base and wall units with roll top work surfaces incorporating a one and a half bowl sink unit. Extractor hood with window to the side aspect. Door leading to the rear porch area.
- LOBBY** With wood effect panelling with light and power. Leading to the cloakroom with W.C.
- CLOAKROOM WITH W.C.** With W/C. And wash hand basin, being tiled with electric panel heater and extractor fan.
- REAR PORCH** Partly glazed area accessed by the kitchen door which leads to the rear garden area.
- LANDING** With access the to the loft area.
- BATHROOM** 7'9" x 8'7" (2.36x2.61max) With a fitted bath, pedestal wash hand basin, W.C., and separate shower cubical. The walls are tiled with and extractor fan. UPVC double glazed window to the rear aspect. Heated towel rail and Main multipoint hot water boiler.
- BEDROOM ONE** 10'2" x 12'4" wardrobes (3.10x3.75to wardrobes) UPVC double glazed window to the front aspect. Built in wardrobes to one wall with a built in dressing table and headboard. Coving. Electric panel heater.
- BEDROOM TWO** 12'3" x 8'9" (3.74x2.67Max) UPVC double glazed window to the rear aspect. Storage cupboard to one alcove. Additional storage to the chimney breast area with shelving to the alcove. Coving Electric panel heater.
- EXTERNAL** To the rear of the property is a useful storage shed and workshop area. A raised bed flower bed and bench. Rear pedestrian access.
- SERVICES** The main services of water, gas and electric are connected.
- OUTGOINGS** From Internet enquires with the Valuation Office website the property has been placed in Band A for Council Tax purposes, Local Authority Reference Number00180068005906. 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 £445 which will be payable the moving date together with the first month's rent of £395. The deposit will be registered with the Tenant Deposit Scheme. (TDS)

ENERGY PERFORMANCE CERTIFICATE The current energy rating on the property is F

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



Energy Rating F

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.

