

RPMS LETTING

EST. 1993



Lythe Avenue, Hull

PET RENT - £585pcm

WELL PRESENTED property located in a sought after area of Hull off Bricknell Avenue and is close to local PRIMARY and SECONDARY SCHOOLS as well as Wyke College. This property is available unfurnished and comprises; lounge, fully fitted kitchen, two DOUBLE bedrooms, DOUBLE attic room, bathroom with SHOWER over the bath, SPACIOUS rear garden with patio area, OFF STREET parking to the rear

£575 pcm

- Two Bedrooms
- Council Tax Band - A
- 7th October 2019
- Unfurnished
- EPC Rating - 70
- Security deposit - £660*

*see staff for details

LOVE IT? WANT TO APPLY? - VISIT WWW.RPMS.CO.UK/APPLY TO REQUEST YOUR APPLICATION FORM

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LIVING ROOM > generous sized carpeted room with large window to the front feature fireplace

KITCHEN > modern kitchen with oven, hob and extractor, integrated freezer & space for under counter appliances

MASTER BEDROOM > large front master bedroom with alcove for wardrobe and window to the front, storage cupboard off with hanging rail & window

BEDROOM > large double bedroom with window the rear garden, fitted cupboard containing boiler

BATHROOM > modern neutral house bathroom with white suite, chrome heated towel rail, shower over the bath

ATTIC ROOM > useful converted attic room with Velux window making this bright open space.

EXTERIOR > lawned secure rear garden, outdoor storage, patio and access to rear parking area

- Please note all properties are available and provided "as seen" on the viewing. Applicants must ensure that they are satisfied with the contents and condition of the property before applying. Any changes or

amendments must be requested in writing on application, prior to acceptance to RPMS.

- Pets may be accepted, dependent on marketing and by negotiation. RPMS charge an extra £75 deposit per pet (excluding caged i.e hamster, snake, rabbit, birds or fish). Tenants must also sign an Addendum to the Assured Shorthold Tenancy Agreement.

- Be first to new properties and sneak peeks on our Facebook page (www.facebook.com/rpmsletting/)

Fees

Details of our fees can be found on our website – www.rpms.co.uk/tenants/fees/

- RPMS Letting are members of ARLA PropertyMark and are covered by their client money protection scheme (www.arla.co.uk)

- RPMS are members of the Property Ombudsman (www.tpos.co.uk)

WANT TO APPLY? – CONTACT THE PORTFOLIO MANAGER

KATIE PUCKERING MARLA | [KATIE.P@RPMS.CO.UK](mailto:katie.p@rpms.co.uk) | 01482 319605

TERMS & CONDITIONS

FEES

RPMS Letting charge the fees below for application. All fees are inclusive of VAT

- Reservation Fee – one weeks rent*

PLEASE NOTE THE ABOVE FEE MUST BE PAID WITHIN 3 WORKING DAYS AFTER ACCEPTANCE**

*If the referencing is satisfied and tenancy agreement is signed, the reservation will be added to the rent account.

CONTRACT

A tenancy offer is subject to contract and the following:

- Application form and Guarantor Form (if required) are fully completed.
- Required fees (see above) are paid
- Employment and Landlord References are fully completed and returned
- The Landlord has accepted the application.

If the applicant decides to withdraw their application at any point after the fees have been paid, there will be **NO REPAYMENT OF FEES**.

If the Landlord or Agent decides to stop the application due to false information provided on the application, **NO REPAYMENT OF FEES** will be given.

If the Landlord or Agent decides to stop the application, not in line with the above comment a **FULL REPAYMENT OF FEES PAID** will be made.

An applicant's requested move in date will be confirmed by RPMS after all checks are complete.

The property is advertised 'as seen' and will be in the same condition at the start of your tenancy as it was on your viewing. Any amendments to this must be requested (below) and agreed in writing prior to application fees being paid.

Upon receipt of satisfactory references

You pay the balance of the deposit and your agreement will then be issued to you for signature.

An appointment is made for you to come to the office to complete your move in on the date confirmed by RPMS, when you are required to return the signed agreement and accompanying paperwork.

RPMS DOES NOT ACCEPT ANY PAYMENT BY CHEQUE – ONLY BANK TRANSFER, DEBIT/CREDIT CARD AND CASH ARE ACCEPTED