



80 Hotham Road North, Hull, East Yorkshire, HU5 4NR

- Well presented end terrace
- Lounge & fitted kitchen
- GCH and uPVC DG
- Bond £495
- Or a Long term working guarantor
- Three bedrooms
- Ground Floor bathroom
- Gardens front and rear
- Homeowner guarantor may be required
- VIEW NOW

£495 Per Calendar Month



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

80 Hotham Road North, Hull, East Yorkshire, HU5 4NR

WELL PRESENTED END TERRACE-THREE BEDROOMS-MUST BE VIEWED. With gas central heating and uPVC double glazing and accommodation comprising of an entrance hall, lounge, fitted kitchen and bathroom to the ground floor. Three bedrooms to the first floor. Gardens to the front and rear. Bond £495. Homeowner guarantor may be required or a Long term working guarantor. VIEW NOW.

Location

Located off Bricknell Avenue close to local shops, schools and amenities.

Ground Floor

Entrance

Enter via a uPVC double glazed door into the hall.

Entrance Hall

Single radiator. Laminate flooring. Stairs leading to the first floor accommodation. Door leading into the lounge.

Lounge

15'1 x 12'1 (4.60m x 3.68m)

A uPVC double glazed bay window to the front. Double radiator. Laminate flooring. Feature fireplace. Telephone point. Door leading into the kitchen.

Kitchen

10'5 x 8'10 (3.18m x 2.69m)

A uPVC double glazed window to the rear. Fitted with a range of base, wall and drawer units with contrasting work surfaces. Gas hob and electric oven and grill. Plumbing for an automatic washing machine and stainless steel sink unit with mixer tap. Tiled splash backs. Single radiator. A uPVC double glazed door leading outside. Internal door leading into the bathroom. Wall mounted combi boiler.

Bathroom

8'10 x 4'5 (2.69m x 1.35m)

A uPVC double glazed window to the rear aspect. Comprising of a pedestal wash hand basin, panel bath with electric shower over and a low level flush WC. Tiled splash backs. Double radiator.

First Floor Landing

Loft hatch. Doors leading into three bedrooms.

Bedroom One

15'3 x 12'10 (4.65m x 3.91m)

A uPVC double glazed bay window and a further uPVC double glazed window to the front aspect. Double radiator. Fireplace. Built in cupboard. TV aerial.

Bedroom Two

11'6 x 8'10 (3.51m x 2.69m)

A uPVC double glazed window to the rear aspect. Double radiator. Laminate flooring. Storage cupboard.

Bedroom Three

7'10 x 6'1 (2.39m x 1.85m)

A uPVC double glazed window to the rear aspect. Single radiator. Laminate flooring.

External

Garden to the front with a variety of shrubs. Lawn garden to the rear, with a apple tree, fencing to the surrounds and a gate leading into the ten foot.

Services

The mains services of water, gas, electric and drainage are connected. The property has a combi boiler providing gas central heating and hot water.

Outgoings

From internet enquiries with the valuation Office website the property has been placed in Band B for Council Tax purposes, Local Authority Reference Number: 00060350008005, Prospective tenants should check this information before making any commitment to take up references or a lease of the property.

Energy Performance Certificate

The current energy rating on the property is D(61)

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. The security bond required for the property is £495. The deposit will be registered with the Landlords Deposit Scheme.

Viewings

Strictly by appointment with the Sole Agents on (01482) 375212.

Free Valuation/Market Appraisal

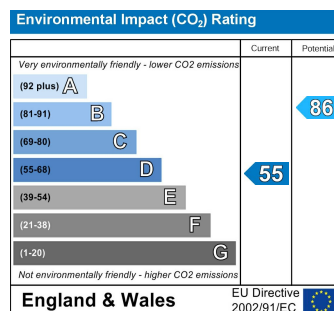
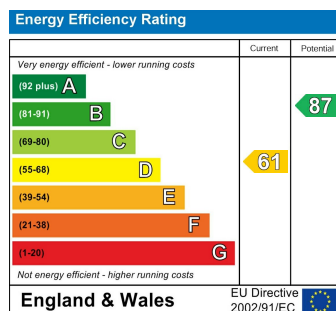
Thinking of letting your house, or not achieving the interest you expected on your property currently on the market? Then contact Leonards who have great success in the letting of properties throughout Hull and the East Riding of Yorkshire.



View all our properties at....



LEONARDS



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.

View all our properties at.....



LEONARDS