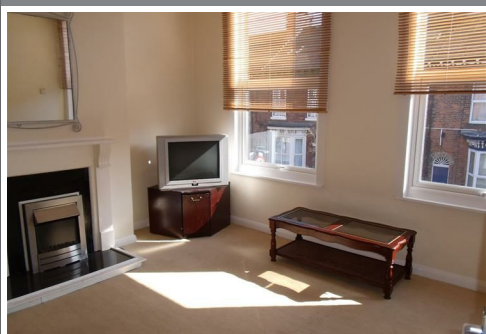




Flat 3, 16 Louis Street, Hull, East Yorkshire, HU3 1LY

- Well presented apartment
- Gas central heating
- Lounge
- Close to Princes Avenue
- Bond £375
- Two bedrooms
- uPVC double glazing
- Kitchen with appliances
- Bathroom with white suite
- VIEW NOW

£325 Per Calendar Month



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Flat 3, 16 Louis Street, Hull, East Yorkshire, HU3 1LY

Well presented two bedroom apartment over two floors, close to Princes Avenue with all its amenities and night life. Comprising of hallway, lounge and kitchen to the second floor, two bedrooms and bathroom to the third floor. Kitchen has a gas cooker, fridge freezer and an automatic washing machine provided. Installed with gas central heating and uPVC double glazing. Bond £375. VIEW NOW.

Location

The apartment is on Louis Street which in turn is off Spring Bank, Hull.

GROUND FLOOR

Entrance

Enter via communal door into communal hall.

Communal Hallway

Stairs leading up to the first and second floor. Apartment door is on the second floor.

SECOND FLOOR

APARTMENT

Entrance

Door leads into the apartment hall.

Entrance Hall

Doors leading into the lounge and kitchen. Stairs leading up to the third floor accommodation. Intercom system.

Lounge

13'7 x 13'1 (4.14m x 3.99m)

Two uPVC double glazed windows to the front aspect. Radiator. Feature fire surround with electric fire.

Telephone point. TV aerial.

Kitchen

9'7 x 6'6 (2.92m x 1.98m)

An uPVC double glazed window to the front aspect. Fitted with a range of base and wall units with drawer units and contrasting work surfaces. Stainless steel sink. Wall mounted combi boiler. Appliances including a gas cooker, fridge freezer and an automatic washing machine. Radiator. Tiled splash back areas.

THIRD FLOOR

Bedroom One

14'1 x 9'8 (4.29m x 2.95m)

A velux window to the front aspect. Radiator. Laminate flooring. Under eaves storage facilities.

Bedroom Two

14'2 x 9'0 (4.32m x 2.74m)

A Velux window to the rear aspect. Radiator. Under eaves storage facilities.

Bathroom

9'8 x 5'8 (2.95m x 1.73m)

Comprising of a panel bath, pedestal wash hand basin and a low level flush WC. Radiator. Tiled splash back areas.

External

Small forecourt to the front of the property providing three apartments.

Services

The mains services of water, gas and electric 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 A for Council Tax purposes, Local Authority Reference number: 00090004001628 . 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(66)

References & Security Bond

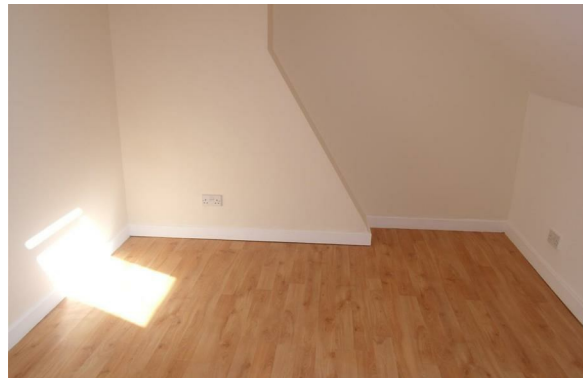
Interested parties should contact the agents office for a referencing pack, which will detail the procedure for making an application to be considered as a tenant for the property. On receipt of the application form a holding deposit equivalent to one weeks rent (£75) will be required. This amount will be deducted from the first month's rent due on the tenancy start date. The security bond required for the property is £375 which will be payable on the tenancy start date together with the first month's rent. The deposit will be registered with the Tenant Deposit Scheme. (TDS)

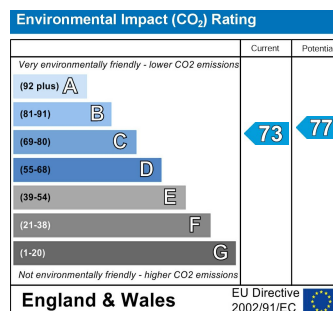
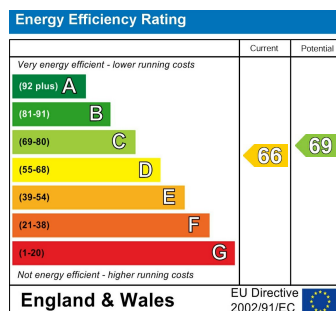
Viewings

Strictly through the sole agents Leonards (01482) 375212.

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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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