



2 Longford Grove, Hull, East Yorkshire, HU9 4NA

- Attractive three bedroom
- uPVC double glazing
- First floor bathroom
- Bond £565
- Gas central heating
- Lounge & fitted kitchen
- Gardens front and rear
- **MUST BE VIEWED**

£495 Per Calendar Month



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WELL PRESENTED PROPERTY++POPULAR LOCATION++MUST BE VIEWED.

Well presented three bedroom property that is available now. With gas central heating and uPVC double glazing and good size accommodation including an entrance hall, lounge, fitted kitchen, three bedrooms and a bathroom. Attractive gardens to the front and rear. Bond £565. VIEW NOW.

GROUND FLOOR

ENTRANCE

Enter via main entrance door into the hall.

ENTRANCE HALL

Covered radiator. Stairs to the first floor accommodation with newly fitted carpet. Door leading into lounge.

LOUNGE

14'10" x 11'7" max (4.52m x 3.53m max)

With uPVC double glazed window to the front aspect. Single radiator. Door leading into the kitchen. Feature fireplace with marble back plate and hearth plus gas fire. Telephone point. Under stairs meter cupboard.

KITCHEN

14'11" x 8'1" (4.55 x 2.46)

With uPVC double glazed window to the rear aspect. Door leading to the rear. Fitted with a range of base and wall units plus drawers with contrasting work surfaces above. Stainless steel sink and drainer unit. Wall mounted Combi boiler and gas cooker with extractor over. Plumbing for an automatic washing machine. Spaces for a fridge and a freezer under work surface. Coving to the ceiling. Tiled splash backs.

FIRST FLOOR LANDING

Doors leading into three bedrooms and bathroom. Loft access.

BEDROOM ONE

14'3" x 9'9" (4.34 x 2.97)

With uPVC double glazed window to the front aspect. Single radiator and a storage cupboard.

BEDROOM TWO

10'11" max x 6'10" (3.33 max x 2.08)

With uPVC double glazed window to the front aspect. Single radiator.

BEDROOM THREE

8'10" x 8'9" maximum (2.69 x 2.67 maximum)

With uPVC double glazed rear window. Single radiator and storage area.

BATHROOM

7'10" x 5'5" (2.39 x 1.65)

With two uPVC double glazed windows to the rear aspect with opaque glass. White suite incorporating panel bath with electric shower, pedestal wash hand basin and low level flush WC. Single radiator, tiled splash backs. Vent.

EXTERNAL

At the front is a low maintenance garden with fencing to the surround. Side gate from the front leads into a shared passage and into the rear garden. At the rear is a block paved patio, lawn area, coloured stones, fencing to the surrounds and a brick built shed with two doors. Outside tap.

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 A for Council Tax purposes, Local Authority Reference Number: 00380038000202. Prospective tenants should check this information before making any commitment to take up a lease of the property.

ENERGY PERFORMANCE CERTIFICATE

The current energy rating on the property is D(68). With effect from the 20th September 2020 the Environmental Impact Rating Graph is no longer valid.

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 (£110) 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 £565 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 by appointment with the Sole Agents on (01482) 375212.

FREE VALUATION/MARKET APPRAISAL

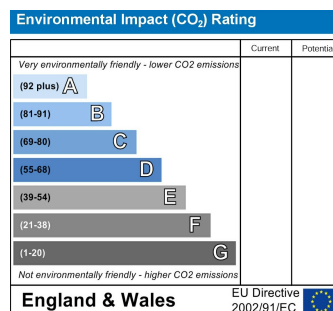
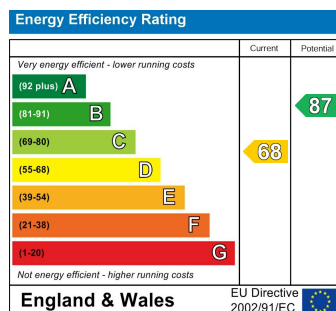
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LEONARDS



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