



51 Westcott Street, Hull, East Yorkshire, HU8 8LU

LEONARDS

- Fantastic property
- Fitted kitchen
- Useful cloakroom
- MUST BE VIEWED

- Three bedrooms
- Modern fitted bathroom
- Gardens front and rear

- Two reception rooms
- GCH and uPVC DG
- Bond £680

NEW PRICE++FANTASTIC PROPERTY++ POPULAR LOCATION++MUST BE SEEN++

This property is extremely well presented and is an ideal family home. With gas central heating and uPVC double glazing and accommodation comprising of an entrance hall, lounge, dining room, kitchen, rear lobby and modern three piece bathroom to the ground floor. To the first floor are three bedrooms and an useful cloakroom. Low maintenance garden to the front and an attractive garden to the rear. ONE OF THE BEST RENTAL PROPERTIES YOU WILL VIEW- SO DO NOT HESITATE, CALL NOW. Bond £680.

£595 Per Calendar Month



Location

Westcott Street is off Holderness Road, East Hull. Holderness Road offers a vast array of shopping facilities, public transportation and leisure facilities are available at East Park and the Woodford Leisure Centre.

Ground Floor**Entrance**

Enter via a composite door leading into the hall.

Entrance Hall

Carpeted hall and stair case leading to the first floor accommodation. Single radiator. Doors leading into the lounge and dining room.

Lounge

13'6 x 11'9 (4.11m x 3.58m)

An attractive room with a uPVC double glazed bay window to the front aspect. Double radiator. Picture window into the dining room.

Dining Room

11'9 x 11'3 (3.58m x 3.43m)

Pleasant room with a uPVC double glazed window to the rear aspect. Double radiator. Cloak facilities and an under stairs meter cupboard. Door leading into the kitchen.

Kitchen

12'8 x 8'0 (3.86m x 2.44m)

Two uPVC double glazed windows to the side aspect. Fitted with a range of white base, wall and drawer units with contrasting work surfaces. Stainless steel sink unit. Space for a fridge freezer, plumbing for a dish washer and automatic washing machine. Gas hob with stainless steel chimney extractor over, and an electric oven. Single radiator. Tiled splash backs. Concertina doors leading into the rear lobby. Built in wine rack.

Rear Lobby

Door leading into the bathroom. A uPVC double glazed door leading outside.

Bathroom

8'4 x 8'0 (2.54m x 2.44m)

Modern fitted bathroom comprising of a white suite consisting of a panel bath with mixer tap and plumbed in shower, pedestal wash hand basin and low level flush WC. Tiled splash backs. Heated towel radiator. Extractor. There are uPVC double glazed windows to the side and rear aspects with opaque glass. Single radiator. Fitted wall cabinet.

First Floor Landing

Carpeted. Doors leading into all the bedrooms and cloakroom. Loft hatch.

Bedroom One

14'0 plus recess x 13'4 (4.27m plus recess x 4.06m)

A uPVC double glazed bay window to the front aspect. Carpeted. Single radiator. Feature ornate cast iron effect fireplace with open grate. Recessed cupboard.



Bedroom Two

11'4 x 9'7 (3.45m x 2.92m)

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

Bedroom Three

8'2 x 7'1 (2.49m x 2.16m)

A uPVC double glazed window to the rear aspect. Single radiator. Carpeted. Cupboard housing the combi boiler.

Cloakroom

5'4 x 4'5 (1.63m x 1.35m)

A uPVC double glazed window to the side aspect with opaque glass. Single radiator. Pedestal wash hand basin and low level flush WC. Tiled splash backs.

External

There is a low maintenance garden to the front of the property. At the rear there is a lawn area with a gate leading out into the pedestrian area. There are also attractive stone and bark areas and a raised block paved patio area. Fencing to the surrounds. There is also an outside tap. Wooden bin store.

Services

The mains services of gas, water, 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: 00190155005106. 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 E(53)

References and Security Bond

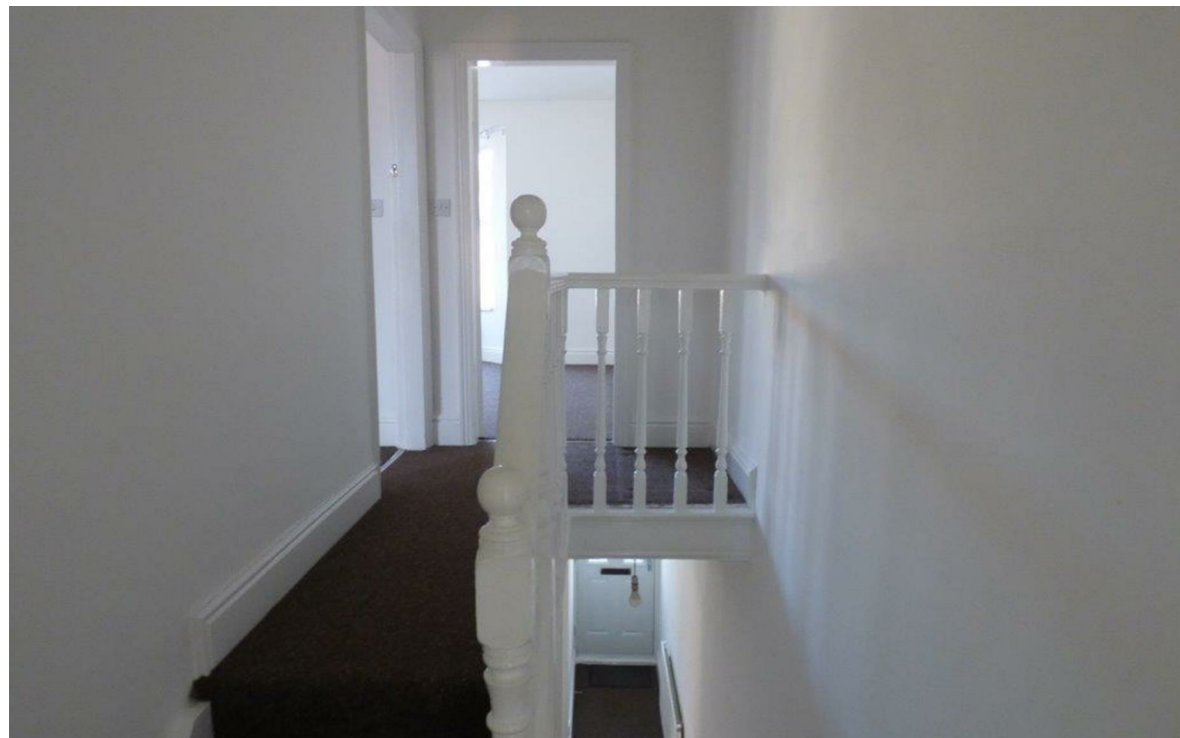
Interested parties should contact the agents office for a referencing pack, which will detail the procedure for making an application to be considered as a tenant for the property. On receipt of the application form a holding deposit equivalent to one weeks rent (£130) will be required. This amount will be deducted from the first month's rent due on the tenancy start date. The security bond required for the property is £680 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.

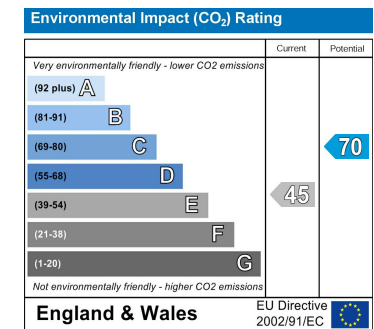
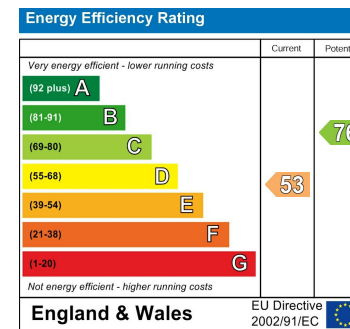
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1. Money Laundering Regulations 2003 & Immigration Act 2014 : Intending tenants and permitted occupiers will be asked to produce identification documentation as part of the referencing process. 2. General: While we endeavour to make our letting particulars 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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