



Gower Road, Hull, HU4 7LF
£595 Per Calendar Month



Platinum Collection

Gower Road, Hull, HU4 7LF

An extremely generously sized end of terrace property with 3 double bedrooms and a private rear garden. The property has been newly decorated throughout and is available immediately.



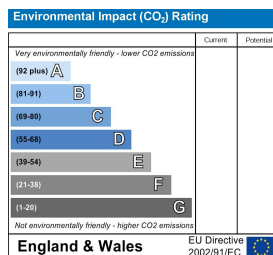
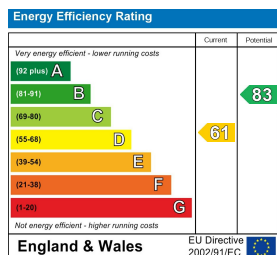
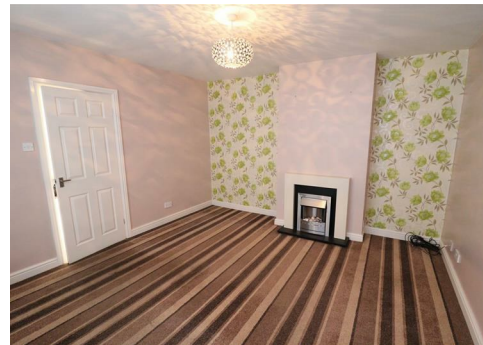
RUNCORN GARTH

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Gower Road, Hull, HU4 7LF

Key Features

- SOUGHT AFTER LOCATION
- 3 BEDROOMS
- END OF TERRACE
- AVAILABLE IMMEDIATELY
- RECENTLY DECORATED
- DOWNSTAIRS TOILET
- PRIVATE REAR GARDEN
- EPC = D



LOCATION

Ideally located off Anlaby Park Road North the property is close to local amenities including library, park & tennis courts and is ideally positioned to the West of the City for shops, schools and public transportation. br/>Good road connections are easily accessed to the Clive Sullivan Way/A63/M62 motorway links & Hull City Centre.

ENTRANCE HALL

CLOAKROOM

With vanity sink unit and low flush WC.

LIVING ROOM

Generously sized living space with eclectic fire and window to the front elevation.

DINING KITCHEN

With a comprehensive range of wall and base units with contrasting work surfaces. Integrated appliances include electric hob and electric oven. Plumbed for dishwasher. Windows to the front and side elevation.

BEDROOM 1

A bedroom of double proportions with window to the front elevation.

BEDROOM 2

A bedroom of double proportions with window to the rear elevation and cupboard housing boiler.

BEDROOM 3

A further bedroom of double proportions with windows to the front and side elevation.

BATHROOM

With three piece suite comprising of panelled bath with overhead shower, low flush WC and vanity sink unit. Heated towel rail and airing cupboard.

EXTERNAL

To the front and side of the property there is a turfed lawn.

To the rear is an enclosed walled garden with decking area and artificial turf. An internal storage unit is accessed via the garden.

TENANCY INFORMATION

A minimum of 6 months (Assured Shorthold)

We will require One Months rental in advance.

Bond/Deposit equal to One Months rent.

Sorry - No smokers or pets accepted.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance. The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If you application is successful, the holding deposit then forms part payment of your first months rent.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of sealed unit double glazing.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A. (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING

Strictly by appointment with the sole agents.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTES (continued)

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will



sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42. CTL Three Ltd £142.40 Typical Conveyancing Referral Fee Move With Us Ltd £126.25. Bridge McFarland LLP £100 Quality Solicitors Locking £100







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