



Flat 2, 61 Albany Street, Hull, East Yorkshire, HU3 1PN

- Well presented studio flat
- Hall
- Easy access to City Centre
- DSS accepted
- or a Long term working guarantor
- Ideally located
- Kitchen and bathroom
- Bond £360
- Homeowner guarantor may be required
- VIEW NOW

£72 Per Week



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

Flat 2, 61 Albany Street, Hull, East Yorkshire, HU3 1PN

Well presented one bedroom first floor studio flat AVAILABLE NOW!! Ideally located off Spring Bank with its local amenities, access into the City Centre, and regular public transport. Accommodation comprising of an entrance hall, lounge/bedroom, kitchen with appliances and bathroom. There is uPVC double glazing. Bond £360. DSS accepted. Homeowner guarantor may be required or a long term working guarantor. VIEW NOW.

LOCATION

The property is located on Albany Street which is off Spring Bank, Hull. Spring Bank offers a variety of local amenities including shops, access to the city centre, public houses and local restaurants. The City Centre is only approximately 10 minutes walk away, there are many bus services offering transport to both the City Centre and the railway station.

GROUND FLOOR

ENTRANCE

Enter via main door into communal hall.

COMMUNAL HALL

Stairs leading up to the apartment door.

FIRST FLOOR

APARTMENT

Door leading into the hall.

ENTRANCE HALL

Door leading into the kitchen. Stairs up to lounge/bedroom. A uPVC double glazed window to the side.

KITCHEN

15'6" x 10'11" (4.72 x 3.33)

A uPVC double glazed window to the side. Base, wall and drawer unit with contrasting work surfaces. Electric cooker. Automatic washing machine and fridge freezer. Stainless steel sink unit with mixer tap. Wall mounted hot water boiler. Tiled splash backs. Gas fire. Wall mounted heater.

LOUNGE/BEDROOM

13'10" x 12'4" (4.22 x 3.76)

A uPVC double glazed window to the rear. Wall mounted gas fire. Recessed cloak cupboard. Wall mounted heater.

BATHROOM

7'5" x 7'2" (2.26 x 2.18)

A uPVC double glazed window to the side. Pedestal wash hand basin, panel bath with electric shower and low level flush WC. Tiled splash backs.

SERVICES

The mains services of water, gas and electric are connected. There is a boiler for the hot water and there are gas fires for the heating.

OUTGOINGS

From Internet enquiries with the Valuation Office Website the flat has yet to be classified for Council Tax purposes. Prospective tenants should check this information before making any commitment to take up references or a lease of the property.

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 (£72) will be required. This amount will be deducted from the first week's rent due on the tenancy start date. The security bond required for the property is £360 which will be payable on the tenancy start date together with the first week's rent. The deposit will be registered with the Landlords Scheme - mydeposit.co.uk.

ENERGY PERFORMANCE CERTIFICATE

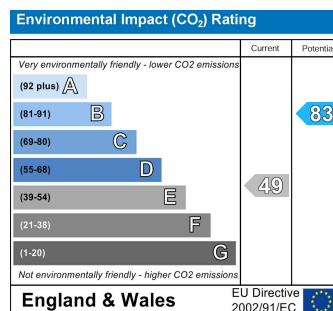
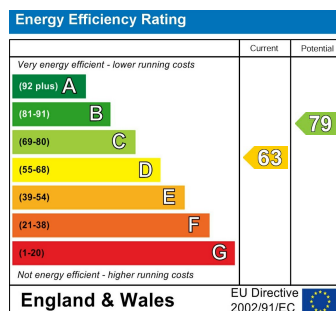
The current energy rating on the property is D(63).

VIEWINGS

Strictly through the sole agents Leonards (01482) 375212.

VALUATION/MARKET APPRAISAL

Thinking of selling 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 selling of properties throughout Hull and the East Riding of Yorkshire.



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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