



37 Bedale Avenue, Hull, East Yorkshire, HU9 3AN

- Well presented two bedroom mid terrace
- Lounge & kitchen/diner
- Double glazing
- Gardens front and rear
- Popular location
- Gas central heating
- First Floor bathroom
- Bond £600 -VIEW NOW

£525 Per Calendar Month



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

37 Bedale Avenue, Hull, East Yorkshire, HU9 3AN

AVAILABLE NOW-MID TERRACE-POPULAR LOCATION-MUST BE VIEWED.

Well presented two bedroom mid terrace that is ideally situated close to the shops and amenities on Holderness Road. With gas central heating and double glazing and accommodation including an entrance porch, lounge, fitted kitchen/diner, two bedrooms and a bathroom. Gardens to the front and rear, garage via the ten foot. Bond £600. VIEW NOW

Location

The property is conveniently positioned for local shops, schools and public transportation and is a short driving distance from Holderness Road shopping centre. Leisure facilities are available at Hull East Park and Woodford Leisure Centre

Ground Floor

Entrance

Enter via double main doors leading into the porch.

Entrance Porch

Single glazed to all sides. Door leading into the lounge.

Lounge

15'2 x 12'8 (4.62m x 3.86m)

Double glazed square bay window to the front aspect. Carpeted stair case to the first floor accommodation. Two single radiators and one double. Telephone point and TV aerial. Laminate flooring. Door leading into the kitchen/diner. Under stairs meter/storage cupboard.

Kitchen/Diner

15'2 x 8'9 (4.62m x 2.67m)

Two double glazed windows to the rear aspect. White base, wall and drawer units with contrasting work surfaces. Stainless steel sink unit with mixer tap. Single radiator. Electric cooker. Plumbing for an automatic washing machine. Tiled splash back areas. Double glazed door leading out to the rear garden. Cupboard housing the combi boiler.

First Floor Landing

Doors leading into two bedrooms and bathroom. Carpeted.

Bedroom One

15'2 x 11'0 (4.62m x 3.35m)

Two double glazed windows to the front aspect. Single radiator. Carpeted. Recessed cupboard. Tv aerial.

Bedroom Two

9'0 x 8'8 (2.74m x 2.64m)

Double glazed window to the rear aspect. Single radiator. Built in cupboards. Carpeted. Loft hatch.

Bathroom

6'0 x 5'4 (1.83m x 1.63m)

Double glazed window to the rear aspect with opaque glass. Panel bath with electric shower and screen. Pedestal wash hand basin and low level flush WC. Double radiator. Tiled splash backs.

External

Low maintenance garden to the front with plants and shrubs. Wall and fence to the surrounds. Lawn garden to the rear with gate leading into the ten foot. Trees and fencing to the surrounds with garage accessed via the ten foot.

Services

The mains services of water, gas, drainage 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: 00220161003709. 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(65)

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 (£120) 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 £600 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 letting agents Leonards, on 01482 375212.

Free Valuation/Market Appraisal

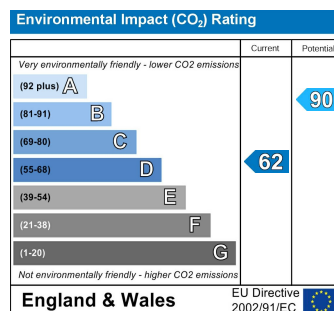
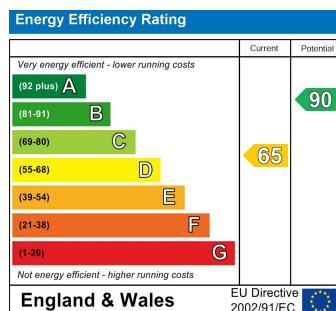
Thinking of letting your house, or not achieving the interest you expected on your property currently on the market? Then contact Leonards who have great success in the letting of properties throughout Hull and the East Riding of Yorkshire.



View all our properties at.....



LEONARDS



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.