



20 The Oval, Garden Village, Hull, HU8 8PR

- Very well presented bungalow
- Modern fitted dining kitchen
- Bathroom with three piece suite
- Low maintenance gardens
- Bond £800
- Two bedrooms- both fitted
- Good size Lounge
- GCH and uPVC DG
- Private drive and garage
- Great location- view now

£695 Per Calendar Month



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POPULAR GARDEN VILLAGE LOCATION++SEMI-DETACHED BUNGALOW++MUST NOT BE MISSED++
Extremely well presented bungalow that has superb views over the Oval, Garden Village. With accommodation comprising of two bedrooms, both fitted, modern fitted dining kitchen with white gloss units and integrated appliances, good size lounge, hall and a bathroom. Boarded loft space accessed via a pull down ladder. Has uPVC double glazing and gas central heating. Private drive, garage and attractive low maintenance gardens. Bond £800. GREAT LOCATION -VIEW NOW.

Location

Situated in the heart of the area known as the Garden Village in East Hull, with superb views over The Oval.

Ground Floor

Entrance

Enter via an uPVC double glazed door to the side into the entrance hall.

Entrance Hall

Internal doors leading into all the rooms. Single radiator. Laminate flooring. Gas and electric meter cupboard. Thermostat. Access to the loft area with a pull down ladder.

Dining Kitchen

18'2 x 12'4 max (5.54m x 3.76m max)

There are uPVC double glazed windows to the side and rear aspects. Modern fitted kitchen with white gloss base, wall and drawer units with wood work surfaces. Stainless steel one and half sink unit with mixer taps. Storage cupboards. Two radiators, one single and one double. Laminate flooring. Gas hob with extractor over and double electric oven. Integral fridge freezer. Plumbing for an automatic washing machine or a dish washer. Spotlights. An uPVC double glazed door leading out to the rear garden.

Bathroom

7'0 x 6'4 (2.13m x 1.93m)

An uPVC double glazed opaque window to the side aspect. Heated towel radiator. Panel bath with electric shower, pedestal wash hand basin and low level flush WC. Fully tiled walls. Vent. Storage cupboard.

Lounge

18'0 x 11'10 (5.49m x 3.61m)

An uPVC double glazed square bay window to the rear aspect. Double radiator. Carpeted. Marble feature fire surround with a gas fire. TV and telephone points. Coving to the ceiling.

Bedroom One

13'10 x 11'10 (4.22m x 3.61m)

An uPVC double glazed window to the front aspect. Single radiator. Carpeted. Fitted wardrobes with mirrors in the centre. Telephone and TV points.

Bedroom Two

12'1 x 10'11 (3.68m x 3.33m)

An uPVC double glazed window to the front aspect. Single radiator. Carpeted. Fitted wardrobes and cupboards. Telephone and TV points.

First Floor

Boarded Loft Space

15'7 x 11'10 (4.75m x 3.61m)

Accessed via a pull down wooden ladder. Power supply and lighting. Radiator. A uPVC double glazed window to the rear. Wall mounted combi boiler located in the area nearest the ladder hatch.

External

Low maintenance garden to the front with an array of shrubs. Private side drive leading to a garage. At the rear the garden has attractive laid block paving and low maintenance areas, outside tap and fencing to the surrounds.

Garage

14'8 x 8'8 (4.47m x 2.64m)

Brick built with double doors. Window to the side. Lighting.

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 C for Council Tax purposes, Local Authority Reference Number:00190242002009. 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(49)

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 (£160) 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 £800 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

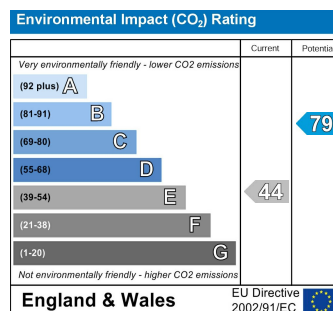
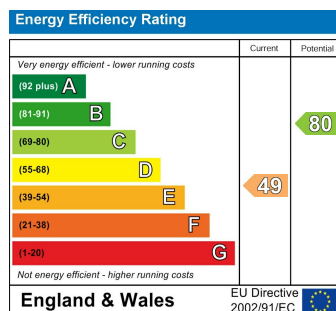
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