



4 Wilbert Place, Beverley, East Yorkshire, HU17 0FJ

- Well presented apartment
- Two bedrooms
- Kitchen with appliances
- Allocated parking bay
- Bond £600
- In the heart of Beverley
- Lounge and bathroom
- uPVC DG and electric heating
- Close to amenities, train station
- VIEW NOW

£525 Per Calendar Month



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WELL PRESENTED FIRST FLOOR APARTMENT++CLOSE TO LOCAL AMENITIES++ALLOCATED PARKING BAY++

Close to local amenities, Flemingate shopping centre, train station and the Minster is this well presented spacious first floor apartment, with its own allocated parking bay. With electric heating and uPVC double glazing and the accommodation including two bedrooms, lounge, fitted kitchen with appliances and a bathroom. Bond £600- view now to avoid disappointment.

Location

Situated in the heart of town withing easy walking distance of the train station, Flemingate shopping centre and Beverley Minster.

Ground Floor

Entrance

Enter via the main door into the apartment. A wide staircase provides access to the accommodation on the first floor.

First Floor Landing

Internal doors leading into the lounge, bathroom and two bedrooms. Two uPVC double glazed windows to the rear aspect. Loft hatch.

Bathroom

6'8 x 6'3 (2.03m x 1.91m)

Comprising of a panel bath with shower and screen, pedestal wash hand basin with mixer tap and a low level flush WC. Tiled splash backs. Radiator.

Bedroom One

12'7 x 10'1 (3.84m x 3.07m)

A uPVC double glazed window to the front aspect. Single radiator. Cupboard housing the hot water system.

Bedroom Two

11'5 x 9'8 (3.48m x 2.95m)

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

Lounge

15'6 x 10'8 (4.72m x 3.25m)

Two single radiators. Carpeted. Two uPVC double glazed windows to the front aspect. Opening into the kitchen. Telephone point. TV aerial.

Kitchen

9'7 x 7'7 (2.92m x 2.31m)

A uPVC double glazed window to the front aspect. Laminate flooring. Fitted with a range of base, wall and drawer units with contrasting work surfaces. Electric oven and hob. Stainless steel chimney extractor over. Stainless steel sink unit with mixer tap. Plumbing for an automatic washing machine. Fridge and a freezer. Single radiator. Tiled splash backs.

External

Allocated parking bay to the rear of the property.

Services

The mains services of water, electric and drainage are connected. The property has electric heating and a cylinder tank for the hot water.

Outgoings

From Internet enquiries with the Valuation Office Website the property has been placed in Band B for Council Tax purposes, Local Authority Reference number: BEV832004000. 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 (£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).

Energy Performance Certificate

The current energy rating on the property is D(61)

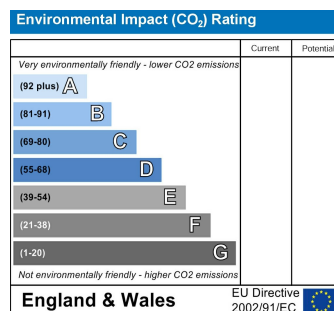
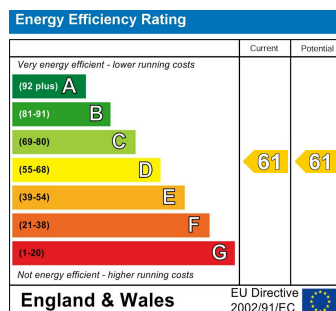
Viewings

Strictly through the sole agents Leonards on (01482) 375212/01482 330777.

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.





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.