



7 Hepscoth Walk, Hull, HU8 9SN

LEONARDS

SINCE 1884

- Three Bedroom Home
- Ample Living Space
- Viewings Via Leonards on 01482 375212
- New Flooring Throughout

- Longhill Location
- Front & Rear Gardens
- EPC - C

- Newly Fitted Modern Bathroom Suite
- Available Now
- COUNCIL TAX BAND - A

Leonards are pleased to bring this three bedroom home to the rental market offered at £750pcm. This home consists of; three bedrooms, newly fitted modern Bathroom, Kitchen, Lounge/Diner & Gardens to the front and rear.

Situated on Longhill Estate just off Wansbeck Road, you have great access out to the east of the City as well as Primary Schools within walking distance.

Viewings via Leonards on 01482 375212.

£750 Per Calendar Month



Front External

A well kept front garden, mostly laid to lawn with a hedge surrounding. Access to the front door via pathway, also access granted to rear garden via side passage.

Entrance Hall

Accessed via the front door, giving space for storing of shoes/coats etc. access to the Lounge and staircase to the first floor. Radiator.

Lounge/Dining Room

A through Lounge/Diner offering good living space, feature fireplace, French doors to the rear, bay window to the front and access into the Kitchen. Radiator.

Kitchen

The kitchen consists of, a range of wall and base units with contrasting work surface, tiled splashback, sink inset with mixer tap, storage under-stairs cupboard, window and door to the rear external. Radiator.

Landing

Allowing access to all three Bedrooms, large storage cupboard and additional cupboard housing the boiler.

Bedroom One

Double Bedroom with window to the front and built in wardrobes. Radiator.

Bedroom Two

Another double Bedroom with window to the front, storage space also enclose behind curtain. Radiator.

Bedroom Three

The third bedroom has a window to the rear, also with storage space behind a curtain. Radiator.

Bathroom

Newly fitted modern partially tiled bathroom consisting of; bathtub with overhead shower, shower screen, hand basin enclosed within vanity unit, W.C., three frosted windows to the rear and radiator.

Rear Garden

A well maintained rear garden, with lawn laid, patio area, storage outhouse, fence to surround and access through the side passage.

Viewings

Strictly through the sole agents Leonards 01482 375212

Tenure

The tenure of this property is Freehold.

Tenant 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 00370063000707. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 (£173.07) 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 £865.38 which will be payable on the tenancy start date together with the first month's rent of £750. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

High Rental Demand

Due to high levels of interest, we may not be able to respond to all enquiries or offer viewings to every applicant.

Free Lettings Market Appraisal/Valuation

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.

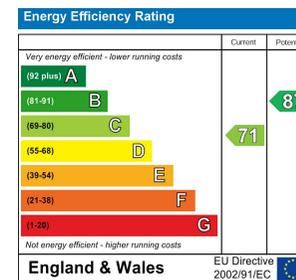
Energy Performance Certificate

The current energy rating on the property is C





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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