

LEONARDS

SINCE 1884

Estate Agents
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3 Allan Vale, Estcourt Street, Hull, HU9 2RY

- RECENTLY REFURBISHED TWO BEDROOM • ADDED LOFT SPACE HOME
- MODERN BATHROOM
- EPC - D
- VIEWINGS 01482 375212
- SITUATED OFF NEW BRIDGE ROAD
- COUNCIL TAX BAND A

£650 Per Calendar Month



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3 Allan Vale, Estcourt Street, Hull, HU9 2RY

Leonards are pleased to offer this newly refurbished 2 bedroom terraced property, situated just off Estcourt Street. Finished to a high standard we expect a high level of interest into this property and advise applicants to get in touch at the earliest convenience.

Situated just off New Bridge Road you are within walking distance of local shops, restaurants and bus stops.

Call the office today to arrange your viewing on 01482 375212.

Front External

A low maintenance front yard, partially paved with pebbled area.

Lounge

Accessed via the front door you have the Lounge with feature wall, wall recesses either side, bay window to the front and radiator. Access into Kitchen.

Kitchen

The kitchen is split over 2 rooms, the first room being a good space to place a dining table, boasting a mixture of wall and base units, work surface and splash back. Access if granted to the 1st floor from here. Going into the main section of the kitchen you will find further base units with a integrated oven and hob, sink inset with mixer tap, washing machine and access to the bathroom and rear yard. Window to the rear,

Bathroom

Within the bathroom you will find a well presented space with wall panels to surround, a large 'P' shape bath with overhead shower, hand basing and w.c., heated towel rail and frosted window to the rear.

Bedroom One

A good sized double bedroom with housing enclosing the boiler, window to the rear and radiator.

Bedroom Two

Again, another good size room which has shelving within a recesses, a staircase to the loft space, window to the rear and radiator.

Loft Space

A great addition to this property, accessed via the staircase in bedroom 2 is this loft space offering extra storage or space. Velux window.

Rear Yard

A low maintenance yard with brick wall and gate to surround.

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 00220278000307. 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 (£150) 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 £750 which will be payable on the tenancy start date together with the first month's rent of £650. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

Energy Performance Certificate

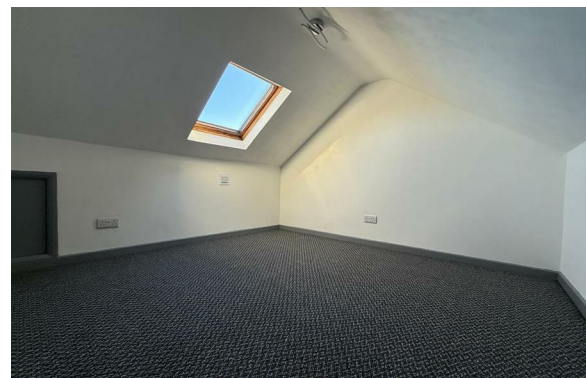
The current energy rating on the property is D

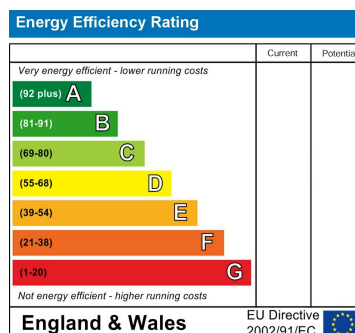
Viewings

Strictly through the sole agents Leonards 01482 375212

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.





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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