

# LEONARDS

SINCE 1884

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## 1 Roland Avenue, Arthur Street, Hull, Yorkshire, HU3 6BL

- CLOSE BY HULL ROYAL INFIRMARY
- THREE BEDROOM HOME
- NEWLY INSTALLED BATHROOM
- FRESHLY DECORATED
- EPC - D
- GREAT BUS LINKS
- THROUGH LOUNGE AND DINING ROOM
- NEW FLOORING THROUGHOUT
- AVAILABLE NOW
- VIEWINGS ON 01482 375212

**£595 Per Month**



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# 1 Roland Avenue, Arthur Street, Hull, Yorkshire, HU3 6BL

This home situated within close proximity of Anlaby Road offers great bus links and access to local amenities. The property has just undergone recent refurbishment including; new flooring, decorated throughout and new bathroom suite.

The property offers 3 bedrooms with 2 double rooms and 1 single.

Enquire today about a viewing on 01482 375212.

## Front External

A Low maintenance front yard allowing access via the front door.

## Hallway

Leading to the first floor staircase and Lounge/Dining Room. Radiator.

## Dining Room

Open planned room adjoining to the Lounge, window to the rear and radiator.

## Lounge

A good open planned space, bay window to the front and shelving built into the wall. Radiator.

## Kitchen

A good sized Kitchen offering a range of wall and base units with contrasting work surface, tiled splash back, sink inset with mixer tap, freestanding cooker with extraction hood. Allowing access to the bathroom via a small hall, window to the side and door leading to small paved rear external.

## Bathroom

A generous sized ground floor bathroom with bathtub and overhead shower, hand basin and W.C., glazed window to the side. Radiator.

## Landing

Offering access to all three bedrooms.,

## Bedroom One

A double bedroom with window to the front. Radiator.

## Bedroom Two

Another double bedroom with a window to the rear. Radiator.

## Bedroom Three

Single bedroom with a window to the rear. Radiator.

## Rear External

Small low maintenance rear yard.

## Tenure

The tenure of this property is Freehold

## Energy Performance Certificate

The current energy rating on the property is D

## 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 (£137.30) 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 £686.53 which will be payable on the tenancy start date together with the first month's rent of £595. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

## 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>

## Viewings

Strictly through the sole agents Leonards 01482 375212

## Free Lettings Market Appraisal/Valuation

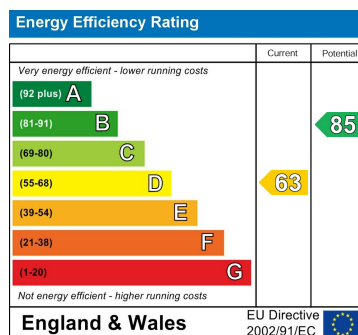
Thinking of letting your house, or not achieving the interest you expected on your property currently on the market? Then contact Leonards who have great success in the letting of properties throughout Hull and the East Riding of Yorkshire.

## Tenant Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band for Council Tax purposes. Local Authority Reference Number. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.







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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