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47 Rockford Avenue, Hull, East Yorkshire, HU8 8JB

- Well presented mid terrace
- Two bedrooms- one fitted
- Downstairs WC
- Rear garden
- Bond £801
- Sought after location
- Lounge and kitchen
- First Floor bathroom
- Garage
- VIEW NOW

£650 Per Calendar Month



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

47 Rockford Avenue, Hull, East Yorkshire, HU8 8JB

Nestled on the charming Rockford Avenue in Hull, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable rental. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home.

With two inviting bedrooms, this property offers ample space for a small family or individuals looking for a home office. The bathroom is conveniently located, ensuring ease of access for all occupants.

This home is ideally situated, offering easy access to local amenities, schools, and transport links, making it a practical choice for those who value both comfort and connectivity. Whether you are looking to settle down or invest, this property on Rockford Avenue is a wonderful option that combines charm, functionality, and a prime location.

Ground Floor

Entrance

Enter via a main entrance door leading into the hall.

Entrance Hall

Single radiator. Door leading into the lounge. Laminate flooring. Staircase leading to the first floor accommodation.

Lounge

10'11" x 13'6" into bay (3.341m x 4.137m into bay)

A bay window to the front aspect. Door leading into the kitchen. Radiator. wooden effect flooring. TV aerial. Wooden feature fire surround housing a gas fire. Under stairs meter cupboard.

Kitchen

11'0" x 6'5" (3.378m x 1.957m)

A window overlooks the rear garden. Fitted base and drawer units with contrasting work surfaces. Stainless steel sink unit with mixer tap. Space for a fridge freezer in the recess. Plumbing for an automatic washing machine. Gas hob and electric oven. With chimney extractor. Tiled splash backs. Single radiator. Wall mounted gas fired combi boiler. Door leading into the rear porch. Wooden effect flooring.

Rear Porch

Door leading into the WC. A window overlooks the rear with side entrance door providing access to the outside.

Downstairs WC

Low level flush WC and radiator.

First Floor Landing

Doors leading into two bedrooms and the bathroom. Loft hatch.

Bedroom One

13'5" into recess x 10'1" + bay (4.105m into recess x 3.091m + bay)

Two windows overlook the front elevation, one being a bay window. Fitted wardrobes, over head storage facilities and further storage facilities. Radiator.

Bedroom Two

7'11" x 7'11" (2.418m x 2.435m)

Window to the rear elevation and radiator.

Bathroom

5'7" x 5'0" (1.718m x 1.534m)

Suite of bath with mixer tap and shower fitment, wash hand basin and low level flush WC. Vent. Radiator, tiling to the walls and window to the rear elevation.

External

Low maintenance garden to the front with fence/wall to the surrounds. Good size garden to the rear with a decking area which is enclosed to provide a store area, lawn area and a pathway leading down to the garage and rear gate into the ten foot.



Garage

Up and over door. Window to the side.

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 A for Council Tax purposes, Local Authority Reference Number:00190098004702. Prospective tenants should check this information before making any commitment to take up 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 (£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

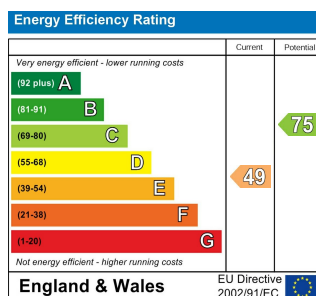
The current energy rating on the property is E(49)

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.



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