



207 New Bridge Road, Hull, HU9 2LR

- Well maintained and presented
- Large modern Kitchen
- Large Storage Cupboard
- Viewings on 01482 375212
- Ground floor flat
- Modern Shower Room
- New Bridge Road Location
- EPC - D

£495 Per Calendar Month



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

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Leonards are pleased to present this spacious one bedroom ground floor flat to the rental market. Situated on New Bridge Road, this property offers a range of local amenities includes, shops, school, laundrette and within walking distance to Holderness Road.

The property is well maintained throughout offering great space and the benefit of being ground floor and offering Shower Room makes the property also accessible. Communal parking.

To book your viewing call Leonards today on 01482 375212.

External

Situated just off the main road, through the gate you will find the entrance to the flat.

Hallway

Allowing access via the front door with access to all rooms, large storage cupboard.

Lounge

A good space with a feature electric fireplace, windows to the rear and electric storage heater.

Kitchen

A great sized modern kitchen comprising of a range of wall and base units, tiled splashback, integrated oven, grill, hob and extraction fan. Windows to the side and rear.

Bedroom

This double bedroom has a window to the front and electric storage heater.

Shower Room

The Shower Room is tiled throughout, with a large shower cubicle with electric shower, hand basin, low flush W.C. and window to the side.

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 (£114.23) 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 £571.15 which will be payable on the tenancy start date together with the first month's rent of £495. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

Tenure

The tenure of this property is Freehold.

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>

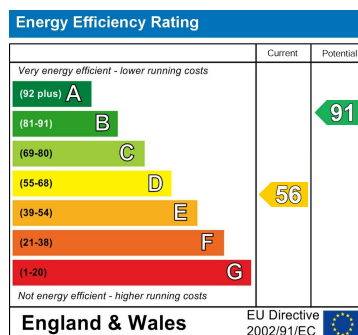
Tenant Outgoings

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

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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