



35 Colman Crescent, Hull, East Yorkshire, HU8 8AN

- Rear Facing Mid Terrace House
- Entrance Hall with Cloakroom WC
- First Floor Landing
- Allocated Car Parking Space
- Viewing via Leonards
- Early Viewing Recommended
- Open Plan Lounge with Kitchen Area
- Two Bedrooms and Shower Room
- Bond £836.53

£725 Per Calendar Month



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35 Colman Crescent, Hull, East Yorkshire, HU8 8AN

Rear facing mid terrace house,, early viewing recommended. Entrance with cloakroom/WC off, open plan lounge with kitchen area, first floor landing, two bedrooms and shower room. Rear parking space. Gas central heating system and double glazing. Bond £836.53. Viewing via Leonards please.

Location

he property is located in the "Liberty Green" area to the east of the city. Access is off Chamberlain Road. Local amenities are nearby with host of facilities along Holderness Road.

Entrance Hall

Main entrance door provides access into the property. Radiator and wooden effect flooring.

Cloakroom WC

Suite of WC and wash hand basin. Radiator, extractor fan and wooden effect flooring.

Open Plan Lounge and Kitchen

16'7" x 10'7" + 9'6" x 5'11" (5.063m x 3.228m + 2.916m x 1.815m)

Window to the rear elevation, two radiators, stairs leading off to the first floor accommodation. Wooden effect flooring and open plan access into the kitchen area. The kitchen area contains a range of base and wall units, work surfaces with single drainer sink unit. Electric oven with gas hob and hood over. Space for washing machine and under counter fridge.

First Floor Landing

Boiler cupboard with Ideal gas fired central heating boiler. Store cupboard and radiator.

Bedroom One

8'5" x 12'11" max (2.587m x 3.954m max)

Window to the rear elevation, radiator, built in cupboard and wooden effect flooring.

Bedroom Two

7'10" x 6'8" (2.393m x 2.034m)

Window to the rear elevation, radiator and wooden effect flooring.

Shower Room

4'6" x 6'9" (1.386m x 2.073m)

Suite of shower cubicle, wash hand basin and WC.

Outside

There is an allocated car parking space.

Energy Performance Certificate

The current energy rating on the property is B (84).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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 (£167.30) 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 £836.53 which will be payable on the tenancy start date together with the first month's rent of £725. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

Services

The mains services of water, gas and electric are connected.

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 00190034003501. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

Tenure

The tenure of this property is Freehold.

Viewings

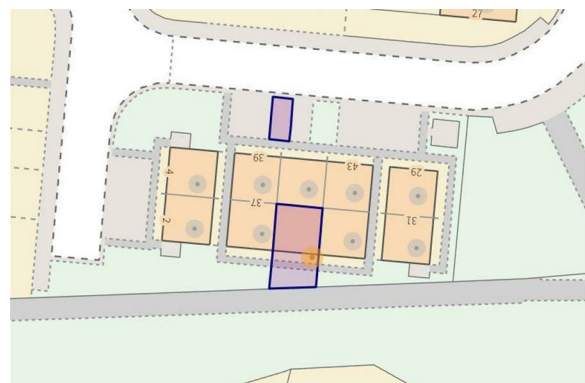
Strictly through the sole agents Leonards 01482 375212/01482 330777

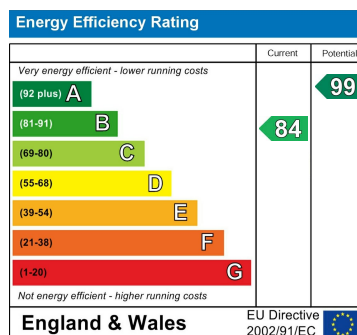
Free Lettings Market Appraisal/Valuation

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.

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.





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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