

LEONARDS

SINCE 1884

Estate Agents
Lettings & Management
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Valuers & Auctioneers
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322 Annandale Road, Hull, HU9 5DE

- Superb 3 Bedroom Home
- ** Photos from prior to last tenancy*
- Hallway
- Viewing Recommended
- Lovely Family Home
- Well Maintained Garden
- Popular Residential Area
- Attractive Kitchen
- Front & Rear Gardens
- EPC D

£750 PCM



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Location

Greatfield Estate is within a short driving distance of the Holderness Road shopping area with its variety of local amenities including public transport, local schooling, a park with boating area and play facilities and the Woodford Leisure Centre.

Entrance Hallway

Having staircase to the first floor accommodation, radiator.

Sitting Room

14'11" x 11'7" (4.55 x 3.53)

A lovely bright room having double glazed window to the front elevation. The focal point to this room is the wooden fireplace with marble style back plate and hearth housing the gas coal affect fire. Under stairs meter cupboard that also provides storage, coving and radiator.

Kitchen

14'11" x 8'1" (4.55 x 2.46)

This room we found to be most practical and workable; which has been fitted with wall and base units with matching work preparation areas over, sink unit with mixer tap, tiling to splashbacks, free standing cooker, plumbing for washing machine, double glazed window to the rear elevation, door gives access into the rear garden.

Landing

Having doors which lead off into the individual rooms, loft access.

Bedroom 1

14'4" x 9'9" (4.37 x 2.97)

Double glazed window to the front elevation, polished stripped wood flooring, wardrobe that provides hanging and shelving space, radiator.

Bedroom 2

10'11" reduce to 6'8" x 6'11" (3.33 reduce to 2.03 x 2.11)

Double glazed window to the rear elevation, polished stripped wood flooring, two cupboards one of which housing the gas central heating boiler; the other provides storage, radiator.

Bedroom 3

9'9" x 8'10" (2.97 x 2.69)

Double glazed window to the front elevation, polished stripped wood flooring, radiator.

Shower Room

Fitted with an independent shower cubicle, pedestal wash hand basin, fully tiled, double glazed window to the rear elevation.

Separate WC

Low level wc, double glazed window.

Outside

The gardens to the front elevation has been laid to lawn with plants and shrubs. The gardens to the rear has also been laid to lawn with plants and shrubs, paved patio, brick built shed with two doors, a wooden shed, side gate gives access to the shared passage.

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 00380001032204. Prospective tenants should check this information before making any commitment to take up references or a lease of the property.

Viewings

Strictly through the sole agents Leonard (01482) 375212/330777

Services

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

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

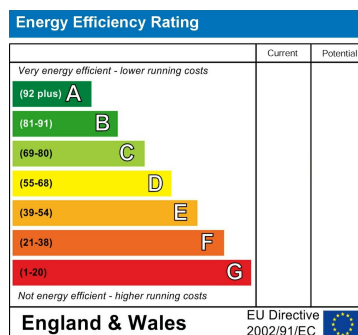
Energy Performance Certificate

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 (£173.07) 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 £865.38 which will be payable on the tenancy start date together with the first month's rent of £750. The deposit will be registered with the Tenant Deposit Scheme. (TDS).





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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