



Flat to Let

Flat Above, 792 Beverley Road, Hull, HU6 7EY

- Well Presented Two Bedroom Flat
- Accommodation Split over Two Floors
- Off Road Parking Space
- Recently Freshened Up Décor
- Front Facing Lounge
- Located above a Commercial Unit
- Private Rear Access with Metal Staircase
- Modern Kitchen and Bathroom
- Two Well Proportioned Bedrooms
- Gas Central Heating System and Double Glazing

£625 Per Calendar Month



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Flat Above, 792 Beverley Road, Hull, HU6 7EY

Well presented two bedroom flat, occupying a convenient main road location above a commercial unit. Accessed from a rear metal staircase the flat is highly recommended for viewing to appreciate the accommodation provided. The accommodation is arranged over two floors and comprises:- Rear external staircase leads up to the flat with gated entrance area, kitchen, hall, lounge, bedroom one and bathroom. Stairs from the inner hall lead up to the second floor bedroom two. Rear car parking space. Gas fired central heating system and double glazing. Bond £721.15, Viewing via Leonards please. Please note photos from before previous let.

Location

Occupying a main road location along Beverley Road. The flat is well placed for local amenities, schooling and the University. The vibrant area of Newland Avenue is nearby with access off Cottingham Road, Kingswood Retail Park is within a short commute and the Clough Road retail park offers additional amenities. The city centre is within a short travelling distance and offers an extensive range of retail stores, shopping, leisure and restaurants. The Paragon interchange provides main line rail access to London Kings Cross and the Hospital and Sports stadium are located along Anlaby Road.

Rear Access

Accessed from the rear via a metal staircase with gated access to the landing area. Main flat entrance door provides access into:

Kitchen

8'8" x 11'9" (2.666m x 3.583m)

Fitted with a range of base and wall units with work surfaces over, single drainer sink unit with mixer tap. Appliances of electric oven and gas hob. There is a freestanding fridge/freezer and washing machine, these appliances can be used by the tenant/s however they form no part of the tenancy and therefore will not be maintained or replaced by the landlord if they become faulty/cease to work. Gas fired central heating boiler, windows to the side and rear elevations. Step up with sliding door providing access into:

Hall

Stairs lead off to the second floor bedroom, store cupboard and access into all rooms off.

Lounge

12'2" x 11'11" (3.733m x 3.644m)

Window to the front elevation, radiator, fire surround and some fitted shelving.

Bedroom One

11'2" x 11'11" (3.425m x 3.640m)

Window to the rear elevation, radiator and store cupboards.

Bathroom

5'6" x 8'4" (1.688m x 2.559m)

Suite of bath with shower attachment to the taps, screen, wash hand basin and WC. Panelled walls, window to the front elevation and radiator.

Second Floor

Bedroom Two

13'5" x 10'7" (4.107m x 3.235m)

Sloping ceiling profiles, window to the rear elevation and radiator.

Outside

There is allocated car parking to the rear of the flat in front of the staircase. The other area is allocated for the unit below and must not be used during their opening hours please.

Energy Performance Certificate

The current energy rating on the property is TBC.

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 (£144.23) 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 £721.15 which will be payable on the tenancy start date together with the first month's rent of £625. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

Services

The mains services of water, gas and electric are connected. Prospective occupants are advised to check the Ofcom website for mobile/broadband coverage <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 00180001079218. 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.

Free Lettings Market Appraisal/Valuation

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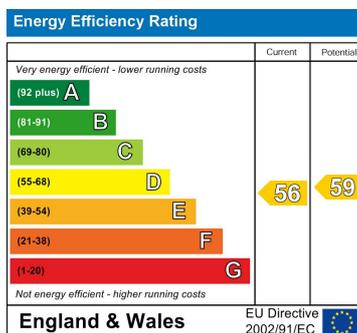
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