



## Flat 2, 718 Anlaby Road, Hull, East Yorkshire, HU4 6BP

- One bed ground floor flat
- Gas central heating system
- Kitchen
- Bond £440
- Double glazed windows
- Ideally located
- Lounge
- Bedroom
- Early viewing advised
- Well presented accommodation

**£88 Per Week**



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# Flat 2, 718 Anlaby Road, Hull, East Yorkshire, HU4 6BP

Well presented one bedroom GROUND FLOOR FLAT AVAILABLE NOW!! Ideally located for the City Centre, Hull Royal Infirmary and Sports Stadium. Accommodation comprising of a lobby, lounge, kitchen with appliances, bathroom and the bedroom. Gas central heating system and uPVC double glazing. ADDED BENEFIT OF SECURE PARKING TO THE REAR (space available on a first come first based). Bond £440. VIEW NOW.

## LOCATION

The property is located on Anlaby Road, with the Hull Royal Infirmary, Sports Stadium (Home of Hull City AFC and Hull FC) and City Centre nearby. There is good public transport to the city centre and the surrounding villages of Cottingham, Anlaby and Hessele. Excellent road links are available to all parts of the city with access to the M62 via the A63 dual carriageway.

## GROUND FLOOR

### ENTRANCE

Enter via main door into communal hall.

### COMMUNAL HALL

Door leads into the apartment via communal lobby.

### APARTMENT

#### ENTRANCE

Enter via apartment door into the lounge.

#### LOUNGE

13'11" x 13'11" (4.252m x 4.247m)

A uPVC double glazed window to the side aspect. Electric wall mounted fire. Telephone point. Door leading into the kitchen. Radiator.

#### KITCHEN

13'11" x 6'10" (4.260m x 2.085m)

A uPVC double glazed window to the side. Base, wall and drawer unit with contrasting work surfaces. Electric cooker. Automatic washing machine and fridge freezer. Stainless steel sink unit with single taps. Tiled splash backs. Extractor. Wall mounted gas fired central heating boiler. Door leading into the rear lobby.

#### REAR LOBBY

Doors leading into the bathroom and bedroom. Cupboard. A uPVC double glazed door leading outside.

#### BATHROOM

5'6" x 5'2" (1.689m x 1.581m)

A uPVC double glazed window to the rear, radiator. Pedestal wash hand basin with mixer tap, panel bath with shower and low level flush WC.

#### BEDROOM

8'0" x 10'0" (2.454m x 3.073m )

A uPVC double glazed window to the rear aspect. Radiator and TV aerial.

#### EXTERNAL

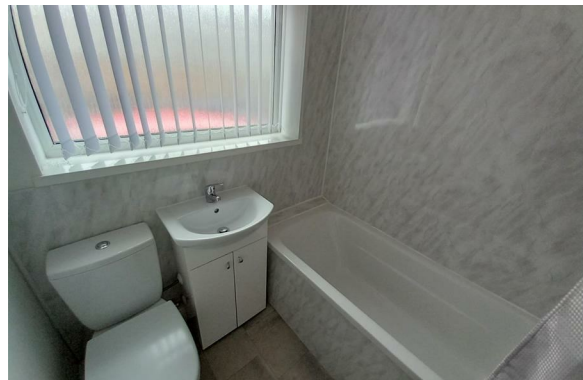
Secured parking to the rear (please be advised that spaces are available on a first come first served basis).

#### SERVICES

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

#### 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:00030001071811. 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 (£88) 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 £440 which will be payable on the tenancy start date together with the first month's rent of £380. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

**ENERGY PERFORMANCE CERTIFICATE**

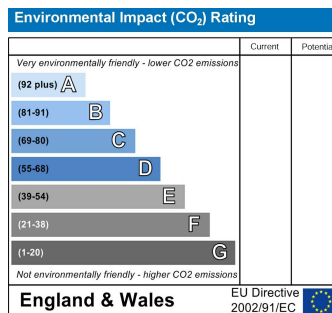
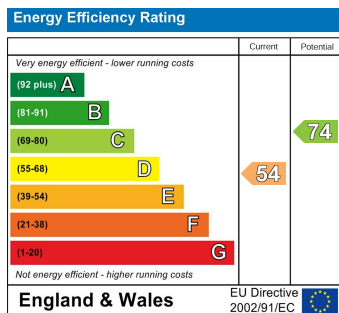
The current energy rating on the property is E (54).

**VIEWINGS**

Strictly through the sole agents Leonards (01482) 375212.

**VALUATION/MARKET APPRAISAL**

Thinking of selling 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 selling of properties throughout Hull and the East Riding of Yorkshire.



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**REFERRAL FEES**

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law & Lockings whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £62.50 + VAT (£75.00 including VAT) from Jane Brooks Law or £100.00 + VAT (£120.00 including VAT) from Lockings for each successful completion transaction for recommending you to them.

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