



18 Rothesay Court, Skirlaugh, Hull, HU11 5DG

- Spacious Two Bedroom Property
- Central Skirlaugh Location
- Property decoration will be touched up prior to tenancy commencement
- Holding Deposit £155.76
- EPC Grade C
- Communal Parking
- Modern Kitchen
- Good size living spaces
- Bond £778.84
- Viewings Via Leonards

£675 Per Calendar Month



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18 Rothesay Court, Skirlaugh, Hull, HU11 5DG

Two bedroom mid terraced property located in the centre of Skirlaugh with great access to local amenities. Property consists of; Entrance Lobby, Lounge, Kitchen, Two Double Bedrooms, Bathroom, Rear Garden and communal parking. Bond £778.84 Viewings via Leonards

Location

Situated in Skirlaugh this property sits in the heart of the East Yorkshire Villages with a short commute to local towns and cities. You have a range of local shops, stores and cafe's within walking distance along with a local bus stop for commuting.

Front External

Low maintenance front allowing access into the Entrance Lobby.

Entrance Lobby

6'7" x 3'8" (2.032 x 1.138m)

Entrance lobby with hanging pegs and radiator, allowing access into the lounge.

Lounge

15'0" x 20'10" (4.583m x 6.371m)

A Spacious lounge with feature fireplace, access to entrance lobby, First Floor Staircase & Kitchen. Window to the front and radiator.

Kitchen

12'0" x 10'0" (3.675m x 3.065m)

A modern kitchen with a range of wall and base units with slow closing door/draws, integral oven and electric hob, extraction fan, sink inset with mixer tap, breakfast bar, housing for undercounter space for appliances. Tiled splashback with window to the rear and radiator.

Bedroom One

12'0" x 10'1" (3.677 x 3.076)

Double bedroom with window to the rear, in built storage cupboard and radiator.

Bedroom Two

12'0" x 8'7" (3.677 x 2.62)

Double bedroom with a window to the rear and radiator.

Bathroom

5'9" x 5'9" (1.754 x 1.764)

A tiled bathroom suite composing of bathtub with over head shower, shower screen, hand basin and w/c. Wall mounted cabinet and radiator.

Rear Garden

A great spacing composing of part laid to lawn, pebbled and decked. Rear access to communal parking.

Energy Performance Certificate

The current energy rating on the property is C

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 (£155.76) 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 £778 which will be payable on the tenancy start date together with the first month's rent of £675. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace 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 £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive.

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 SKR031018000. 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

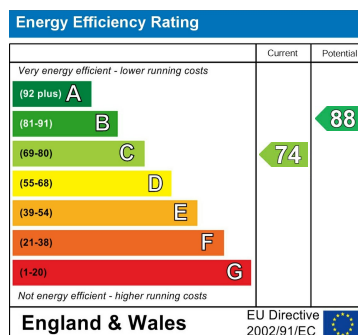
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