



## 34 Main Street, Paull, Hull, HU12 8AL

- STUNNING VIEWS OVER THE HUMBER ESTUARY
- MODERN BATHROOM
- PRESENTED TO THE HIGHEST STANDARD
- AVAILABLE NOW
- COUNCIL TAX BAND A
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- SOUGHT AFTER PAULL LOCATION
- EPC -D
- VIEWINGS VIA LEONARDS ON 01482 375212

**£750 Per Calendar Month**



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# 34 Main Street, Paull, Hull, HU12 8AL

Leonards are pleased to present this stunningly well presented property to the rental market in Paull. Situated along Main Street the rear of the property backs onto the Humber Estuary with incredible views from Bedroom One and the Rear Yard.

Situated along the Estuary this property is within close proximity of Hull whilst providing you the feeling of being away from a city location.

This property is presented to a high standard throughout including a well equipped Kitchen and a Modern Bathroom along side two double Bedrooms.

Enquire today to arrange a viewing on 01482 375212.

## Front External

Accessing the property via the public pathway, side passage granting access to the rear yard. Parking is on street.

## Lounge

A good sized Lounge with shelving to surround the chimney breast, wall mounted fire, window to the front elevation, modern two seated sofa which can remain, or be removed.

## Kitchen

Leading on from the Lounge is this stunning Kitchen which consists of; a range of wall and base units with contrasting work surface, oven, grill, hob, fridge/freezer, integrated dishwasher, sink inset with mixer tap and extraction hood. Windows to the side and rear, recess under stairs for storage, allowing access to the rear porch and also fixed staircase to the first floor (railing to be installed). radiator.

## Rear Porch

Allowing access into the bathroom and rear external door. Also having a work surface for additional storage.

## Bathroom

Situated to the rear of the ground floor is this modern bathroom with; bathtub with overhead shower and shower screen, low flush W.C., hand basin and decorative towel radiator. Tiled flooring and partially to wall with a decorative panelling too.

## Landing

Offering access to both bedrooms.

## Bedroom One

Double bedroom with exceptional views to the rear overlooking the Humber Estuary, tiled mirrors fitted onto the walls and radiator.

## Bedroom Two

Another double bedroom offering ample space with a window to the front and radiator.

## Rear Yard

To the rear of the property is a low maintenance yard over two levels, from the rear you have amazing views once again of the Humber Estuary, timber fencing to surround.

## Viewings

Strictly through the sole agents Leonards 01482 375212

## Tenure

The tenure of this property is Freehold

## 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 PAU018034000. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

## 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>

## 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).

## Energy Performance Certificate

The current energy rating on the property is D.

## Free Lettings Market Appraisal/Valuation

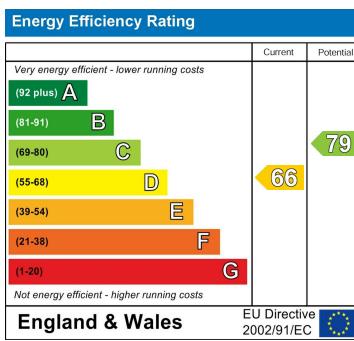
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1. Money Laundering Regulations 2003 & Immigration Act 2014 : Intending tenants and permitted occupiers will be asked to produce identification documentation as part of the referencing process. 2. General: While we endeavour to make our letting particulars 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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