

# LEONARDS

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## 7 Chichester Bungalows, Main Road, Sproatley, East Yorkshire,

- Semi-Detached Bungalow
- Two Front Facing Bedrooms
- Lounge and Wet/Shower Room
- Garden Areas to Front and Rear
- Gas Fired Central Heating System and Double Glazing
- Versatile Accommodation
- Side Facing Bedroom Three
- Rear Facing Kitchen
- Slightly Elevated Position on the Main Road
- Bond £865.38 - Viewing via Leonards

**£750 Per Calendar Month**



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# 7 Chichester Bungalows, Main Road, Sproatley, East Yorkshire,

Semi detached bungalow, occupying a main road frontage. The versatile accommodation comprises:- Entrance hall, bedroom one or this could be an additional sitting room, front facing bedroom two, side facing bedroom three, rear facing lounge, kitchen and a wet/shower room. Garden areas to the front and rear. Gas fired central heating system and double glazing. Bond deposit £865.38. Viewing via Leonards please.

## Location

The village offers a reasonable range of local services including two public houses Post Office/store and primary school.

## Entrance Hall

Main front entrance door provides access into the property, radiator and access to rooms off.

## Bedroom One or Sitting Room

11'11" x 12'0" + bay (3.642m x 3.678m + bay)

Bay window to the front elevation, fire surround and radiator.

## Bedroom Two

11'10" x 10'6" + bay (3.626m x 3.220m + bay)

Bay window to the front elevation and radiator.

## Lounge

15'5" x 12'1" (4.711m x 3.700m)

Window to the rear elevation, fire surround and radiator.

## Bedroom Three

11'10" x 8'6" (3.626m x 2.606m)

Window to the side elevation, radiator and Ideal gas fired central heating boiler.

## Wet/Shower Room

11'11" x 4'7" (3.647m x 1.413m)

Electric shower unit, wash hand basin and WC. Window to the side elevation, part tiled walls, extractor, radiator and towel rail heater.

## Kitchen

7'7" x 9'3" (2.335m x 2.843m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Appliances of electric oven and gas hob with space for freestanding appliances. Windows to the side and rear elevations with side entrance door.

## Outside

The property occupies a pleasant garden plot and stands slightly elevated from the main road. The rear garden has an area adjoining the rear of the bungalow with stoned and lawned areas beyond.

## Energy Performance Certificate

The current energy rating on the property is D.

## 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 (£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).

## Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law & 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 £62.50 + VAT (£75.00 including VAT) from Jane Brooks Law or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

## Services

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

## Tenant Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number SPR009007000. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

## Tenure

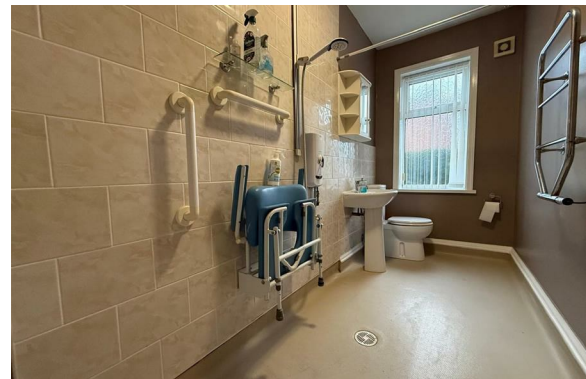
The tenure of this property is Freehold.

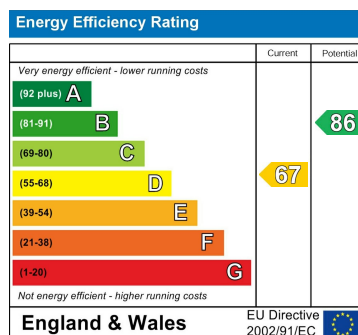
## Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

## Free Lettings Market Appraisal/Valuation

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





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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