



37 Oban Avenue, Hull, HU9 3NH

- SEMI DETACHED HOME
- MODERN KITCHEN
- LOUNGE AND DINING ROOM
- EPC - D
- Viewings Via Leonards on 01482 375212
- TWO GOOD SIZED BEDROOMS
- MODERN BATHROOM
- LARGE REAR GARDEN
- COUNCIL TAX BAND - A

£725 Per Calendar Month



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Leonards are pleased to offer this two bed semi-detached home to the rental market, situated just off Maybury Road it is ideal for travelling in and out the city. The property is close by local primary and secondary schools and in close proximity to local stores and supermarkets.

Please get in touch today to register your interest on 01482 375212.

EPC D - Council Tax Band - A

Front External

To the front of the property is a low maintenance yard, allowing side access to the front door and gate into the garden.

Entrance

Allowing access into Dining Room, Lounge & staircase to 1st Floor.

Lounge

A good sized Lounge with a bay window to the front and radiator.

Dining Room

A great addition, with open planned access into the kitchen and benefits from storage cupboard, feature fireplace and radiator.

Kitchen

A recently installed modern Kitchen consisting of; range or wall and base units with contrasting work surface, integrated Oven, sink inset with mixer tap, tiled splashback, induction hob, extraction hood and washing machine. external door leading to the rear garden and window to the rear. Radiator.

Landing

Allowing access to both bedrooms and bathroom.

Bedroom One

Good sized bedroom with window to the front, feature fire surround and radiator.

Bedroom Two

Another fair sized bedroom with window to the rear and radiator.

Bathroom

A recently installed modern bathroom with tiles to surround, bath with overhead shower, hand basin enclosed within vanity unit and W.C.. With radiator and window to the rear.

Rear Garden

A generously sized rear garden with good length, mostly laid to lawn with fencing to surround. (rubbish items to be removed prior to tenancy)

High Rental Demand

Due to high levels of interest, we may not be able to respond to all enquiries or offer viewings to every applicant.

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 00230224003705. 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 (£167.30) 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 £836.53 which will be payable on the tenancy start date together with the first month's rent of £725. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

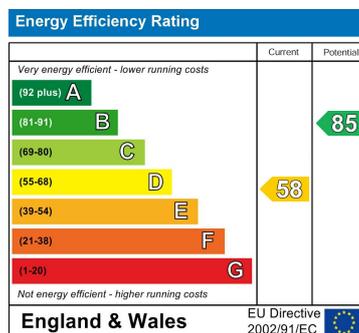
Energy Performance Certificate

The current energy rating on the property is D.

Free Lettings Market Appraisal/Valuation

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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