



**Stapleton
Court**

**Apartment 10, Stapleton Court Waller Grove, Swanland,
North Ferriby, HU14 3RW**

LEONARDS

SINCE 1884

- Fabulous Second Floor Apartment for over 55's Occupancy
- Walk Out Balcony
- Short Distance of the Main Street and Amenities
- Viewing Via Leonards

- Modern McCarthy Stone Lifestyle Living Development
- Two Bedrooms and Two Showers
- High Specification

- Allocated Car Parking Space
- Open Plan Lounge with Kitchen Area
- Bond £1442.30

Welcome to this charming second floor apartment located in the desirable area of Waller Grove, Swanland, North Ferriby. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a tranquil living environment.

The apartment boasts two well-appointed bedrooms, each designed to offer a peaceful retreat at the end of the day. With two shower rooms, you will enjoy the luxury of ample space and privacy, catering to your daily needs with ease.

The property is thoughtfully designed to maximise natural light, creating a bright and airy feel throughout. The modern kitchen is equipped to meet all your culinary needs, making meal preparation a pleasure.

Additionally, this apartment comes with the convenience of parking for one vehicle, ensuring that you have a secure space for your car. The surrounding area of Swanland is known for its picturesque scenery and community spirit, providing a lovely backdrop for your new home.

In summary, this apartment in Waller Grove is a wonderful opportunity for those looking to settle in a peaceful yet accessible location. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this delightful property your new home.

£1,250 Per Calendar Month



Location

Situated in this highly desirable West Hull location. The village is particularly convenient for access onto the nearby A63 connecting to the national motorway, the village offers a range of services and facilities including convenience store, primary school, doctors surgery and chemist, together with a public house.

Communal Entrance

Main development entrance leads into the communal residents area. Stairs and lift provide access to the upper floor apartments.

Second Floor

Apartment Entrance

Main entrance door provides access into the apartment. Store cupboard. Laundry cupboard with plumbing for washing machine. Vent Axia unit.

Open Plan Lounge into Kitchen

14'10" max x 22'3" + 10'2" x 7'10" (4.529m max x 6.786m + 3.101m x 2.401m)
With access to the balcony. Two Dimplex heaters. Open plan access into the kitchen area which contains a range of base and wall units. Work surfaces with single drainer sink unit. Appliances of oven, hob, microwave, cooker hood, small dishwasher, fridge and freezer.

Bedroom One

9'10" x 18'3" (3.008m x 5.568m)
Window. Dimplex electric heater. Walk in wardrobe with hanging, shelves and drawer units.

En Suite Shower Room

8'11" x 7'4" (2.722m x 2.242m)
Shower cubicle with mains plumbed shower. Vanity unit with wash hand basin. WC. Towel rail radiator. Part tiled walls. Dimplex electric fan heater. Tiled flooring. Linen cupboard.

Bedroom Two

9'4" x 10'1" + entrance area (2.867m x 3.085m + entrance area)
Window. Dimplex electric heater. Walk in wardrobe with hanging, shelves and drawer units.

Main Shower Room

6'1" x 7'5" (1.874m x 2.280m)
Shower cubicle with mains plumbed shower. Vanity unit with wash hand basin. WC. Towel rail radiator. Part tiled walls. Dimplex electric fan heater. Tiled flooring.

Grounds

Communal grounds and garden areas.

Allocated Car Parking Space

Single allocated car parking space.



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.

Energy Performance Certificate

The current energy rating on the property is B (81).

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 (£288.46) 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 £1442.30 which will be payable on the tenancy start date together with the first month's rent of £. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

Services

The mains services of water and electric are connected. None of the services or appliances including boilers 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 D for Council Tax purposes. Local Authority Reference Number SWA090010000. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

Tenure

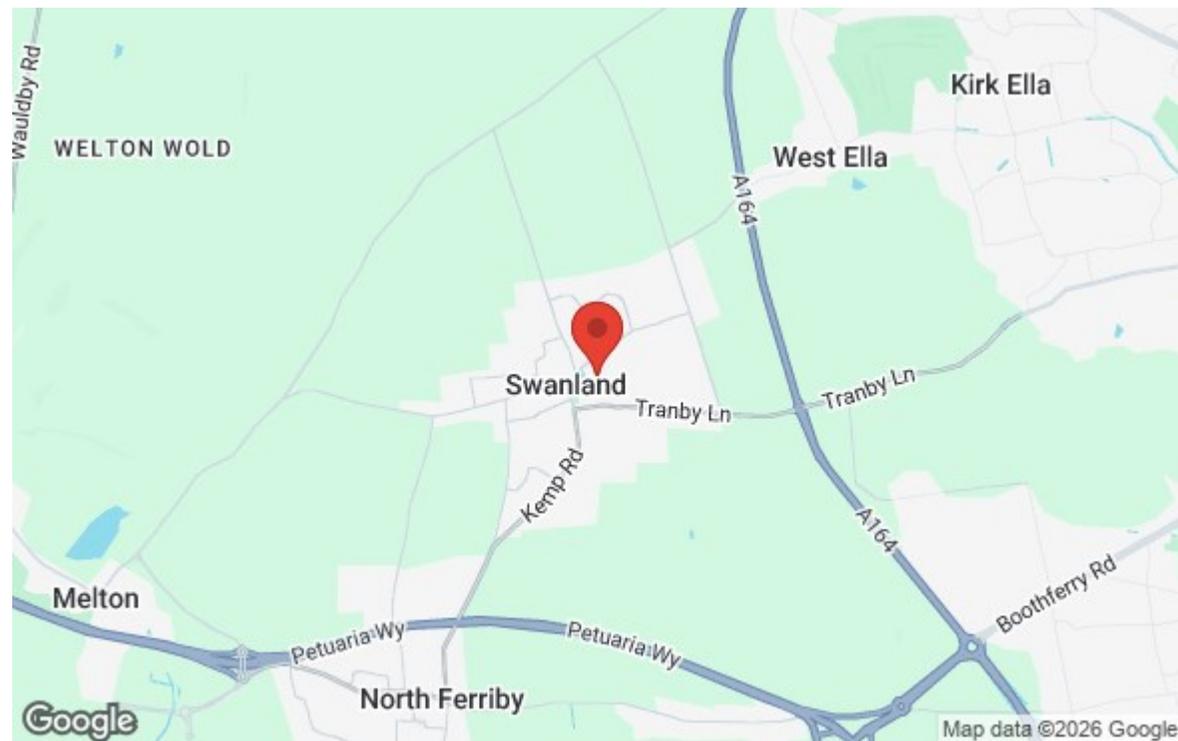
The tenure of this property is Leashold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

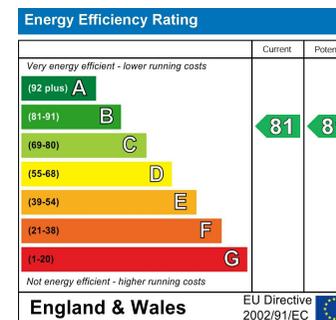
Free Lettings Market Appraisal/Valuation

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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