



29 Sloe Lane, Beverley, East Yorkshire, HU17 8ND

LEONARDS

SINCE 1884

- WELL SPACED TWO BEDROOM HOME
- GROUND FLOOR BATHROOM
- EPC - D
- VIEWINGS VIA LEONARDS - 01482 375212

- CLOSE BY BEVERLEY WESTWOOD
- LOW MAINTENANCE REAR YARD
- AVAILABLE NOW

- TWO GENEROUS RECEPTION ROOMS
- FRESHLY PAINTED THROUGHOUT
- DEPOSIT - £980.76

Leonards are pleased to offer this good sized 2 bedroom home to the rental marked on Sloe Lane, Beverley. As well as two well proportioned bedrooms, the property also benefits from two reception rooms and a downstairs bathroom.

Situated close by Beverley Westwood and a short distance away from Beverley town centre, ideal for eating out or a spot of shopping.

Please contact the office today to register your interest and look into a viewing.

£850 Per Calendar Month



Front External

Accessing the property from front pathway via 2 steps. To the front of the property you find on street parking.

Entrance Hallway

Allowing access into the Lounge and Dining Room.

Lounge

The first reception room to the front of the property has shelving fitted and a window to the front. Radiator.

Dining Room

Another great space with feature fireplace, staircase to the first floor, doorway to Kitchen and window to the rear. Radiator.

Kitchen

The Kitchen has a range or wall and base units with a contrasting work surface, the property benefits from integrated appliances including; oven, hob, fridge, freezer and extraction fan. Stainless steel sink inset with mixer tap, windows to the side and radiator. Access into rear porch.

Rear Porch

Access to Bathroom and door to rear yard.

Bathroom

A mostly tiled bathroom offering a bath with overhead shower, hand basin and low flush w.c., towel radiator and window to the side.

Landing

Small landing space allowing access to both Bedrooms.

Bedroom One

Double Bedroom with a window to the rear, feature fireplace and storage cupboard. Radiator.

Bedroom Two

Double Bedroom with feature fireplace, window to the front and radiator.

Rear Yard

A paved are with soiled patches offering shrubbery. Access to the back gate for shared keyed passage.

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 (£850) 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 £980.76 which will be payable on the tenancy start date together with the first month's rent of £196.15. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

Energy Performance Certificate

The current energy rating on the property is D

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 BEV328029000. 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>

Tenure

The tenure of this property is Freehold.

Viewings

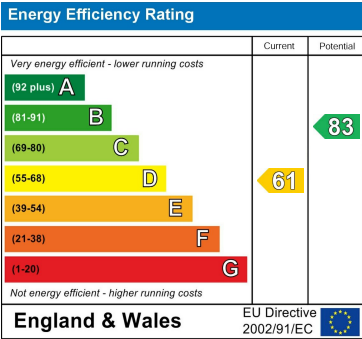
Strictly through the sole agents Leonards 01482 375212





Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales 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: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given 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 purchaser. 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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