



24 Preston Road, Hull, HU9 3RS

- Stunning South Facing Garden
- Off Street Parking
- Modern Shower Room
- Situated Close By Holderness Road
- Available Now
- Three Bedroom Home
- Modern Kitchen
- Second W.C. Located On Ground Floor
- EPC D
- Call Today On 01482 375212

£825 Per Calendar Month



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24 Preston Road, Hull, HU9 3RS

Leonards are pleased to present this well presented Three bedroom home to the rental market offering a modern home with a extremely well presented rear garden.

Located on Preston Road, sat back from the main road you are within walking distance from local convenience stores, cafes, bus routes and supermarkets.

You also benefit from off street parking for one car with a gated drive to the front.

Contact Leonards today to enquire about viewing on 01482 375212.

EPC D / Council Tax Band A

Front External

Accessed via driveway gates, you have have off-street parking for 1 car, leading up to the front door. Side access to the rear garden via side passage.



Entrance Hall

Accessed via the front door offering access to the Lounge, W.C., Kitchen and staircase to the First Floor. Open under-stairs storage. Radiator.



Lounge

A good sized lounge with a window to the front, French Doors to the rear. Radiator.

Kitchen

A modern fitted kitchen comprising of; mixture of wall and base units with a contrasting work surface, tiles to surround, integrated hob, oven and extraction hood, sink inset with mixer tap, space for a dining table, window to the front and external door to the rear. Radiator.

W.C.
A tiled room offering a w.c. to the ground floor, frosted window to the rear garden. Radiator

Landing

Allowing access to all three bedrooms and shower room, window to the front emitting light and storage cupboard.



Bedroom One

Large bedroom with windows to the front and rear. Radiator.

Bedroom Two

Bedroom with window to the rear. Radiator.

Bedroom Three

Bedroom with a window to the front, radiator.



Shower Room

A modern tiled Shower Room with an open multi head shower behind a tiled wall, w.c. and hand basin enclosed within a vanity unit, towel radiator and frosted window to the rear.

Rear Garden

A stunningly presented garden with a large area decked with a wooden pergola over, partially laid to lawn, also with areas of pebbles. This garden is good in size and ideal for enjoying yourself or potentially hosting in the summer. Side access via the side passage and fence 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 00350061002406. 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 (£190.38) 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 £951.92 which will be payable on the tenancy start date together with the first month's rent of £825. The deposit will be registered with the Tenant Deposit Scheme. (TDS).



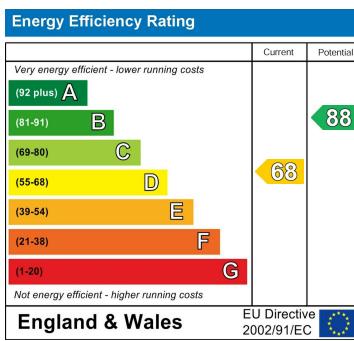
Energy Performance Certificate

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.

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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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