



2 Edmonton Villas, Ceylon Street, Hull, HU9 5RG

- Well Presented and Improved Mid Terrace House
- Entrance Hall with Stairs Leading off
- Lounge and Dining Area
- Kitchen with Appliances
- Rear Lobby with Ground Floor Bathroom
- Two First Floor Bedrooms
- Small Front and Rear Outside Areas
- Gas Fired Central Heating System and Double Glazing
- Viewing via Leonards
- Bond £663

£625 Per Calendar Month



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2 Edmonton Villas, Ceylon Street, Hull, HU9 5RG

Well presented two bedroom mid terrace house, located off Ceylon Street in the Marfleet area of Hull. The property has been improved to provide:- Entrance hall with stairs off to the first floor accommodation, lounge/dining area, kitchen, rear lobby and ground floor bathroom. On the first floor can be found the two bedrooms. Front and rear forecourt/yard areas. Gas fired central heating system and double glazing. Bond £721. Viewing via Leonards please.

Location

Located off Marfleet Avenue, close to Hedon Road. The property is located within a short commute of the city centre and its respective amenities.

Entrance Hall

Main front entrance door provides access into the property, stairs lead off to the first floor accommodation, radiator and access into the lounge/dining area off.

Lounge/Dining Area

10'2" x 24'2" into bay (3.107m x 7.375m into bay)

Bay window to the front elevation and window to the rear, two radiators and under stairs cupboard.

Kitchen

7'0" x 12'4" (2.147m x 3.776m)

Fitted with a range of base and wall units with contrasting work surfaces over which incorporate the single drainer sink unit. Built in appliances of electric oven and hob, space for freestanding appliances of washing machine and upright fridge freezer (the washing machine and fridge freezer can be used by the incoming tenant, however they will form no part of the tenancy). Window to the side elevation. radiator and wall mounted gas fired central heating boiler.

Rear Entrance Lobby

Side entrance door.

Ground Floor Bathroom

7'0" x 5'4" (2.139m x 1.634m)

Suite of bath with mains shower attachment, wash hand basin and WC. Window to the side elevation and part tiled walls.

First Floor Landing

Access to roof void.

Bedroom One

10'3" x 12'3" to cb (3.137m x 3.757m to cb)

Window to the front elevation, radiator and alcove.

Bedroom Two

11'9" x 7'3" to cb (3.589m x 2.234m to cb)

Window to the rear elevation and radiator.

Outside

The property has a small front forecourt and rear yard area.

Energy Performance Certificate

The current energy rating on the property is C (71).

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 (£144) 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 £721 which will be payable on the tenancy start date together with the first month's rent of £625. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

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 A for Council Tax purposes. Local Authority Reference Number 00240073000209. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

Tenure

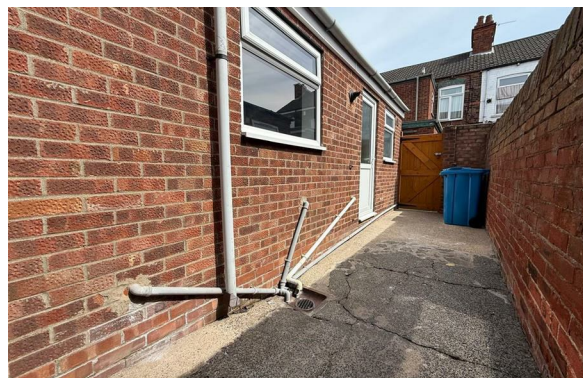
The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Lettings Market Appraisal/Valuation

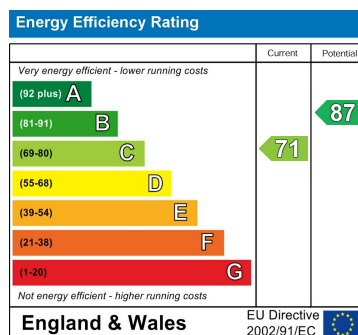
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