



8 Constable Avenue, Bilton, Hull, East Yorkshire, HU11 4Hw **LEONARDS**  
SINCE 1884

- Newly Installed Bathroom
- Partially New Flooring Laid Throughout
- EPC - C

- Newly Fitted Modern Kitchen
- Freshly Painted Throughout
- Viewings Via Leonards 01482 375212

- Good Sized Lounge
- Sought After Bilton Location

A well proportioned bungalow within Bilton, offering two good sized bedrooms, large lounge, additional living space with large 'L' shape conservatory as well as gardens to the front and rear. Garage to the rear with storage.

This property has just undergone refurbishment including modern Kitchen & Bathroom, along side freshly painted and partially re-floored throughout.

Discuss your interest with the team today on 01482 375212.

**£750 PCM**



## GROUND FLOOR

### ENTRANCE

Enter via a uPVC double glazed door into the hall.

### ENTRANCE HALL

Radiator. Internal doors leading into the lounge and bedroom two.

### LOUNGE

17'10" x 12'0" (5.44 x 3.66)

Family size lounge with a uPVC double glazed bay window to the front aspect. Radiator. Feature fireplace with tiled back plate and hearth housing a gas fire. Coving to the ceiling. TV aerial. Door leading into the inner hall. New carpet and freshly redecorated.

### INNER HALL

Internal doors leading into the bathroom, kitchen and bedroom one. Access to the loft which houses the combi boiler. Telephone point.

### BATHROOM

8'6" x 7'10" (2.59 x 2.39)

The bathroom offers a newly installed bathroom suite consisting of bathtub with overhead shower, shower screen, hand basin enclosed within vanity unit, mirrored cabinet, low flush w.c. heated towel radiator and windows to the rear elevation.

### KITCHEN

9'10" x 8'10" (3.00 x 2.69)

Double glazed window to the side and two further windows to the rear. Door leading into the conservatory. Radiator. This newly fitted modern Kitchen offers; a range of wall and base units with contrasting work surface, sink inset with mixer tap, integrated oven, fri, hob and extraction hood.

### BEDROOM ONE

13'9" x 11'0" (4.19 x 3.35)

French doors leading into the conservatory. Fitted wardrobes, overhead storage facilities, dressing table and drawer unit. Radiator. Ceiling fan.

### BEDROOM TWO

15'5" into recess x 7'11" (4.70 into recess x 2.41)

A uPVC double glazed window to the side. Recess with a double glazed porthole type window to the front. Radiator. Beamed ceiling.

### CONSERVATORY

19'7" max x 15'10" max (5.97 max x 4.83 max)

Large "L" shaped conservatory that is double glazed, has three radiators, French doors leading outside.

### EXTERNAL

Low maintenance garden to the front. Good size courtyard to the rear with decking area, slightly raised block paved area with a large fish pond. Covered pergola and a side door leading into the garage.

### Services

The mains services of water, gas, drainage and electric are connected. The property has a combi boiler providing gas central heating and for the hot water.

### ENERGY PERFORMANCE CERTIFICATE

The current energy rating on the property is TBC

### 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 (£173.07) 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 £865.38 which will be payable on the tenancy start date together with the first month's rent of £750. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

### 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.

### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

### Tenant Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band for Council Tax purposes. Local Authority Reference Number BIL009008000. 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





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

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