



20 Kirkham Drive, Goddard Avenue, Hull, East Yorkshire, HU5

- Well Presented Three Bedroom
- Lounge and Dining area
- Ground Floor Bathroom
- Bond £720
- uPVC DG and GCH
- Fitted Kitchen
- Lawn Garden to Rear

£625 Per Calendar Month



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20 Kirkham Drive, Goddard Avenue, Hull, East Yorkshire, HU5 2BT

WELL PRESENTED THREE BEDROOM PROPERTY THAT MUST NOT BE MISSED!! With gas central heating and uPVC double glazing and accommodation comprising of a entrance hall, lounge, dining area, fitted kitchen, rear lobby and bathroom. Three bedrooms to the first floor. Low maintenance garden to the front. Rear garden mainly laid to lawn. Bond is £720- VIEW NOW.

Location

Kirkham Drive, off Goddard Avenue - approx 2.5 miles to the Hull City centre and 1 mile to the University of Hull. Close to Newland Avenue with its many cafes, restaurants and shops and with easy transport to different parts of the City. Within walking distance of well regarded schooling for all age groups.

Ground Floor

Entrance

Hall

Double radiator. Stairs leading to the first floor accommodation. Door leading into lounge.

Lounge

14'11" x 11'5" (4.55 x 3.48)

Double radiator. TV aerial and telephone point. Laminate flooring. Wooden feature fire place. Door leading into dining area.

Dining Area

14'7" x 9'3" (4.45 x 2.82)

Opening into kitchen. Meter cupboard. Under stairs storage cupboard. Double radiator.

Kitchen

11'1" x 7'10" (3.40 x 2.39)

Fitted base wall and drawer units with roll top work surfaces. Double radiator. Gas hob with electric oven below. Extractor. Stainless steel sink with mixer tap. Wall mounted combi-boiler. Tiled splash backs. Door leading into rear lobby. Plumbing for automatic washing machine. A uPVC double glazed window to the rear.

Rear Lobby

A uPVC double glazed door leading outside. Door leading into bathroom.

Bathroom

11'1" x 4'9" (3.40 x 1.45)

A uPVC double glazed window to the rear. Pedestal wash hand basin. Panel bath with plumbed in shower and low level flush W.C. Single radiator. Tiled splash backs.

First Floor/ Landing

Doors leading into three bedrooms. Loft hatch.

Bedroom One

16'9" x 10'2" (5.11 x 3.12)

A uPVC double glazed window to the front. Double radiator.

Bedroom Two

12'4" x 8'9" (3.78 x 2.69)

A uPVC double glazed window to the rear. Single radiator.

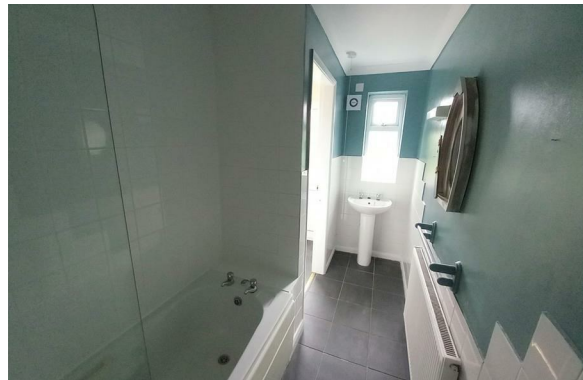
Bedroom Three

9'4" x 7'6" (2.87 x 2.31)

A uPVC double glazed window to the rear. Single radiator.

External

Low maintenance garden to the front with grey chips. Hedging to surrounds. At the rear there is block paved patio area and a lawn garden. Hedging to the surrounds. Shared side passage from the front. Block paved area to the far end of the garden.



Services

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

Energy Performance Certificate

The current energy rating on the property is D (63).

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 0006015300200B. Prospective tenants should check this information before making any commitment to take up references or a lease of the property.

Referencing and 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 (£140) 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 £720 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).

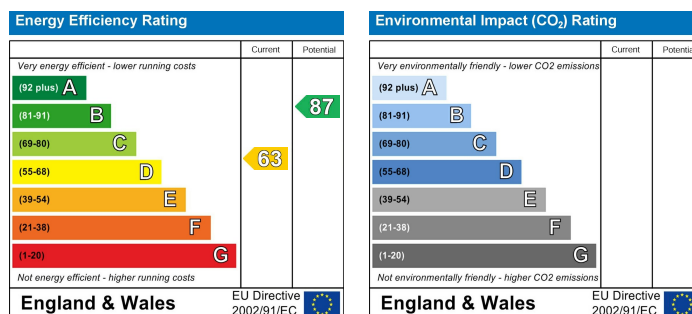
Viewing

Strictly through the sole agents Leonards (01482) 375212.

Free Market Appraisal

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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