



2 Oak Croft, Holderness Road, Hull, HU9 3AZ

LEONARDS

SINCE 1884

- Four Bedroom Detached Family House
- Lounge and Dining Kitchen
- En Suite Shower Room and Family Bathroom
- Viewing Recommended

- Located Off Holderness Road
- First Floor Landing
- Gardens with Parking and Garage

- Entrance Hall with Cloakroom WC
- Four Bedrooms
- Bond £1,384.61

Four bedroom, two bathroom detached home offers modern living accommodation over two floors. Gas central heating to the first floor and under floor heating to the ground floor. There is also double glazing. Accommodation comprises an entrance hall, lounge, dining kitchen with integrated appliances, and a downstairs WC. Master bedroom with en-suite and three other bedrooms, with family bathroom to the first floor. Parking to the front of the property and a garage. Lawn garden to the rear. **MUST BE VIEWED TO AVOID DISAPPOINTMENT.** Bond £1269.23

£1,200 Per Calendar Month



Location

The site is located approximately 2 miles to the east of the City centre on the south side of the A165 Holderness Road close to its junction with the B1237 Sutton Road forming Hull inner City ring road. The immediate area is of residential properties the development site fringing a Tesco Express mini-mart, fronting onto Holderness High Road. Approached through a gated access, the particular property is approached over a private roadway and is situated towards the frontage of the development.

Accommodation

The accommodation is approached from an open porch through a lead feature glazed and panel entrance door to:

Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation with under stairs storage and a door leading into a downstairs WC. Further doors leading into the lounge and living kitchen.

Cloakroom WC

Pedestal wash hand basin with mixer tap and tiled splash back areas. Low level flush WC.

Lounge

10'11" x 16'2" + bay (3.342m x 4.928m + bay)
Window to the front elevation.

Dining Kitchen

26'1" x 9'11" (7.958m x 3.046m)
Fantastic family space and including comprehensive fitted kitchen with cream coloured base, drawer and wall units with contrasting work surface. Inset one and half bowl sink unit with mixer tap and tiled splash backs. Range of integrated appliances including electric double oven and grill and five ring gas hob with stainless steel extractor chimney over. Further appliances include a dishwasher, fridge freezer and washing machine. The kitchen being open to a living dining area with French doors opening to rear gardens. Built in wine rack. Two windows to the rear aspect.

First Floor Landing

With loft hatch access. Separate built in linen cupboard having single panel radiator. Internal doors leading into the bedrooms and bathroom.

Master Bedroom

11'1" x 15'7" (3.381m x 4.751m)
Window to the front elevation, radiator and door leading into the en-suite shower room.

En-suite Shower Room

6'5" x 3'5" extends to 6'5" into shower (1.965m x 1.062m extends to 1.972m into shower)
With three piece suite including shower cubicle with plumbed in shower, pedestal wash hand basin with mixer tap and low level flush WC. Heated towel radiator and extractor. Tiled splash backs. Window to the front elevation.

Bedroom Two

7'9" extends to 11'0" x 13'11" max (2.381m extends to 3.377m x 4.262m max)
Window to the front elevation and radiator.

Bedroom Three

8'3" x 10'9" into recess (2.516m x 3.291m into recess)
Window to the rear elevation and radiator.

Bedroom Four

9'2" x 10'8" (2.806m x 3.254m)
Window to the rear elevation and radiator.

Family Bathroom

7'9" x 5'5" (2.375m x 1.658m)
Having white three piece suite including "P" shaped panel bath with plumbed in shower and screen, semi mounted pedestal wash basin with mixer tap and low level flush WC. Heated towel radiator. Part tiling to the walls. Extractor.

External

Brick set drive leading to integral single garage and a lawn area. With electric roller shutter power and light, open lawn, side access gate and path leading to good size rear lawn garden.



Garage

7'10" x 17'3" (2.411m x 5.272m)

Roller shutter door with remote control. Power supply and lighting. Wall mounted gas central heating boiler.

Energy Performance Certificate

The current energy rating on the property is B(83)

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 (£276.92) 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 £1,384.61 which will be payable on the tenancy start date together with the first month's rent of £1200. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

Tenant Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band D for Council Tax purposes. Local Authority Reference Number 00230371000102. 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

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 not been tested. To the ground floor the property has under floor heating.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:-

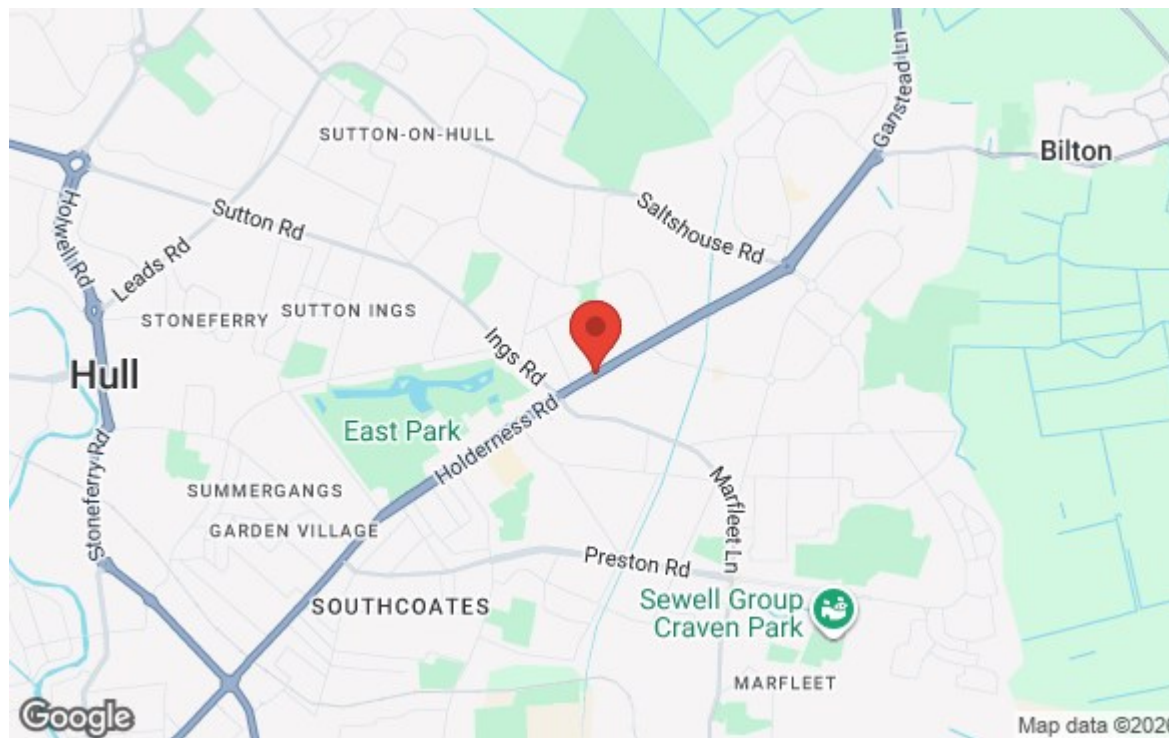
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

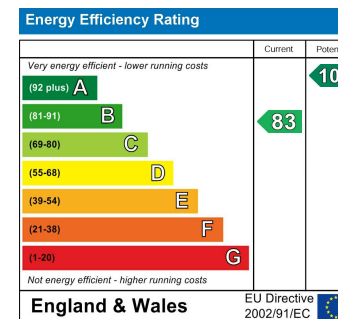
High Rental Demand

Due to high levels of interest, we may not be able to respond to all enquiries or offer viewings to every applicant.





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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