



9 Foundry Garth, Burton Pidsea, Hull, East Yorkshire, HU12 9DR

- Well presented modern semi
- Master with en-suite
- DG and GCH
- First Floor bathroom
- Parking at rear
- Three bedrooms-all fitted
- Two reception rooms
- Kitchen and downstairs WC
- Attractive garden to the rear
- Bond £865.38

£750 Per Calendar Month



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MODERN THREE BEDROOM SEMI DETACHED-SOUGHT AFTER LOCATION-AVAILABLE TO RENT NOW.

Located towards the centre of the village is this modern property with gas central heating and double glazing. Accommodation comprises an entrance hall, lounge, dining room, downstairs WC and fitted kitchen to the ground floor. Three fitted bedrooms to the first floor, master with en-suite and a bathroom. Attractive garden to the rear and parking too. Bond £836 - MUST BE VIEWED TO FULLY APPRECIATE. Currently undergoing part redecoration.

Location

The property is located on Foundry Garth off Church Street, Burton Pidsea, an East Hull Village.

Ground Floor

Entrance

Enter via the main door into the hall.

Entrance Hall

Laminate flooring. Stairs leading to the first floor accommodation. Cloak cupboard. Internal doors leading into the lounge, kitchen and downstairs WC.

Downstairs WC

6'4" x 2'10" (1.943m x 0.876m)

Laminate flooring. Wash hand basin and low level flush WC. Double glazed window to the side aspect. Tiled splash backs. Single radiator.

Lounge

15'7" x 11'0" (4.763m x 3.376m)

Opening into the dining room. There are uPVC double glazed French doors to the rear. Double radiator. Double glazed window to the side. Coving to the ceiling. TV aerial. Feature fireplace with a gas fire. TV point.

Dining Room

12'9" x 8'7" (3.893m x 2.641m)

There is a uPVC double glazed patio door to the rear. Radiator. Internal door leading into the kitchen.

Kitchen

11'8" x 9'10" + 4'11" x 3'2" (3.563m x 2.998m + 1.514m x 0.970m)

Fitted with a good range of base, wall and drawer units with contrasting work surfaces incorporating an one and half sink unit with mixer tap. Space for a fridge freezer, Plumbing for an automatic washing machine. Radiator. Gas hob and an electric oven. Extractor over. Spotlights. Cupboard housing a combi boiler. Under stairs cupboard. Tiled splash backs. Double glazed window to the front.

First Floor Landing

Doors leading into all bedrooms and bathroom. Loft hatch.

Bedroom One

11'0" x 12'0" (3.371m x 3.671m)

Double glazed window to the rear. Radiator. Fitted wardrobes and overhead storage facilities. Laminate flooring. Door leading into the en-suite.

En-suite Shower Room

4'9" x 7'2" (1.463m x 2.193m)

Double glazed window to the side. Comprising of a wash hand basin with cupboard beneath, shower enclosure with plumbed in shower and a low level flush WC. Single radiator. Tiled splash backs and an extractor.

Bedroom Two

11'9" x 9'6" (3.582m x 2.916m)

Double glazed window to the front. Single radiator. Laminate flooring. Fitted wardrobes and drawer units.



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Bedroom Three

8'8" x 9'2" (2.656m x 2.799m)

Double glazed window to the rear. Laminate flooring. Radiator. Fitted wardrobes and overhead storage facilities.

Bathroom

8'0" x 6'4" + door recess (2.439m x 1.944m + door recess)

Double glazed window to the front. Comprising of a panel bath, pedestal wash hand basin and a low level flush WC. Laminate flooring. Tiled splash backs.

External

A side entrance gate provides access into the rear garden. At the rear there is an attractive garden laid to lawn with block paving steps and a patio area, garden shed. Fencing to the surrounds. Gate leads out to a rear parking area.

Services

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

Outgoings

From Internet enquiries with the valuation Office website the property has been placed in Band C for Council Tax purposes, Local Authority Reference Number: BUP050009000. Prospective tenants should check this information before making any commitment to take up references or a lease of the property.

Energy Performance Certificate

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

Viewings

Strictly through the sole agents Leonards (01482) 375212.

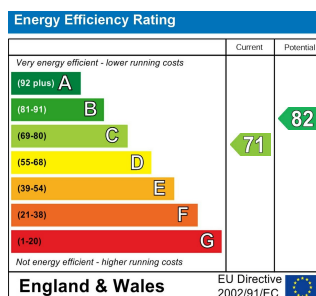
References & Security Bond

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).

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