

# LEONARDS

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## 6 Butler Close, Aldbrough, East Yorkshire, HU11 4FF

- Semi Detached House
- Great Kitchen
- Rural East Yorkshire Coastal Village
- Entrance with Cloakroom/WC
- Three First Floor Bedrooms and Bathroom
- Energy Efficient Home with an Air Source Heat Pump
- Pleasant Modern Development
- Off Road Parking and Lawned Rear Garden
- Open Plan Kitchen and Lounge areas
- EPC B

**£850 Per Calendar Month**



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# 6 Butler Close, Aldbrough, East Yorkshire, HU11 4FF

New build three bedroom semi detached house, viewing highly recommended to fully appreciate this lovely home. Benefiting from:- Entrance hall, cloakroom/WC, boiler room, open plan kitchen, lobby and lounge areas. On the first floor can be found the three bedrooms (wardrobes to bedroom one) and a bathroom. Off road parking to the front and lawned rear garden area. Air source heat pump heating system and double glazing. Bond £980.76. Viewing via Leonards please.

## Location

Located in the rural village of Aldbrough, approximately 14 miles from Hull City centre and 7 miles from Hornsea. The village is served by local amenities including a primary school, village store, doctors surgery, sub post office (within one of the shops) fish and chip shop and public house. A wider range of amenities are available in Hull and Hornsea.

## Entrance Hall

Main front entrance door provides access into the welcoming hallway. Access to boiler cupboard with heating unit.

## Cloakroom/WC

Suite of WC and basin, towel rail radiator, part panelled walls, window to the front elevation and mirror/cabinet unit.

## Kitchen Area

7'11" x 9'8" (2.419m x 2.958m)

Fitted with a range of base and wall units with work surfaces which incorporate the single drainer sink unit with mixer tap. Appliances of electric oven and hob, with hood over fridge/freezer and space for under counter appliances. Window to the front elevation and open plan access into the lobby area.

## Lobby Area

15'5" max to back of stairs x 6'5" (4.723m max to back of stairs x 1.959m)

Stairs lead off to the first floor accommodation with under stairs cupboard and open plan access into:

## Lounge Area

15'5" x 8'2" (4.721m x 2.507m)

French doors open out to the rear garden area.

## First Floor Landing

Access to roof void.

## Bedroom One

15'5" to back of robes x 7'6" ext to 9'5" (4.710m to back of robes x 2.307m ext to 2.881m)

Two windows to the front elevation, radiator and wardrobes.

## Bedroom Two

8'7" x 8'3" (2.624m x 2.523m)

Window to the rear elevation and radiator.

## Bedroom Three

6'5" x 10'7" (1.979m x 3.244m)

Window to the rear elevation and radiator.

## Bathroom

6'6" x 5'10" (1.982m x 1.802m)

Suite of bath with shower over and screen, vanity unit with wash hand basin and WC. Part panelled walls, towel rail radiator and window to the side elvation.

## Outside

The property has off road parking available to the front and a mainly lawned rear garden area.

## Energy Performance Certificate

The current energy rating on the property is B (88).

## 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 (£196.15) 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 £980.76 which will be payable on the tenancy start date together with the first month's rent of £850. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

## Services

The mains services of water and electric are connected. Prospective occupants are advised to check the Ofcom website for mobile/broadband coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## Tenant Outgoings

From internet enquiries with the Valuation Office website the property has not yet been placed in Band B for Council Tax purposes. Local Authority Reference Number ALD047006000. 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.

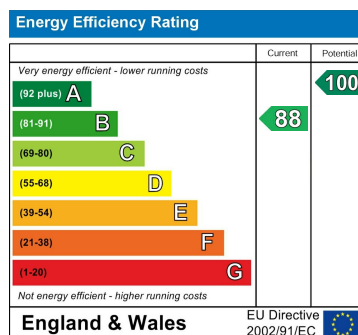
## Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

## Free Lettings Market Appraisal/Valuation

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.





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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