



22 Brimington Road, Hull, HU10 6JD

- STUNNING OPEN PLAN FIELD VIEWS
- LARGE LOUNGE
- BUNGALOW
- GARAGE
- EPC D - COUNCIL TAX BAND D
- TWO DOUBLE FITTED BEDROOMS
- SOUGHT AFTER WILLERBY LOCATION
- OFF STREET PARKING
- AVAILABLE NOW
- VIEWINGS VIA LEONARDS - 01482 375212

£950 Per Calendar Month



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

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Leonards are pleased to present this two bedroom bungalow to the rental market in the highly sought after location in Willerby. Being situated off The Parkway, this home is tucked away in a position away from traffic and local amenities. whilst offer Kingston Road a short walk/drive away with ample amenities.

The property boasts two Double Bedrooms, Two Reception Rooms, off street parking for several cars and a garage. To the rear of the property is views over fields, offering an amazing view from the property and garden.

We do envisage a high level of interest into the property, so please do get in touch today to register your interest on 01482 375212.

EPD - D Council Tax Band - D

Front External

A warming entrance into the property with a driveway for several cars leading to the front door and garage. Access down the side of the property granted via a gated brick archway, to the front of the property is area of lawn with shrubbery accompanying.

Entrance Porch

Accessed via sliding patio doors, then allowing access into the property via an additional doorway, ideal for storing umbrellas, wellies etc. in the winter months.

Entrance Hall

A good well spaced hall allowing entry into; both bedrooms, shower room, W.C., Kitchen, Lounge and Loft. Also offering a storage cupboard and radiator.

Lounge

A long, spacious Lounge offering a brilliant living space with a window to the front, feature fireplace and radiator. The Lounge has joint access via the hallway and Second Reception Room.

Second Reception Room

This room offers a great addition to the property, being a good size can be used as a Third bedroom, Dining Room, Hobby Room or Study/Office etc. Window to the front and radiator. Also having dual access via the Lounge or Kitchen.

Kitchen

Within the Kitchen you find ample work surface and a great space to cook within. The Kitchen consists of; a range of wall and base units with contrasting work surface, tiled splashbacks, integrated dishwasher, fridge, oven, hob and extraction hood. Sink inset with mixer tap, window and door to the side elevation and Radiator. Accessed via the Hallway or Second Reception Room.

Bedroom One

Double Bedroom with a vast range of fitted wardrobes and drawers, window to the rear elevation with stunning views. Radiator.

Bedroom Two

Another Double Bedroom with fitted wardrobes, radiator and French Doors to the rear leading to the Conservatory.

Conservatory

A lovely addition to Bedroom Two, benefitting from the stunning views to the rear of the house. The Conservatory is also accessible via the Garage and allows access into the Rear Garden.

Shower Room

Tiled Shower Room with walk-in shower cubicle, hand basin and towel radiator. Glazed window to the side.

W.C.

Separate from the Shower Room is the W.C., partially tiled and a glazed window to the side elevation.

Rear Garden

To the rear of the property is arguably one of the highlights for this property, offering stunning open field views to the rear. Within the garden you have a patio area leading to a lawned space with shrubbery to surround, fencing to the side of the garden and hedge to the rear. The garden also benefits from a shed and side access to the front of the property and side Kitchen Door.

Garage

The Property also benefits from a garage with electronically opening doors accessed via the driveway, whilst offering access into the rear garden too.

Viewings

Strictly through the sole agents Leonards 01482 375212

Tenure

The tenure of this property is Freehold.

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 WIB060022000. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

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 been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 (£219.23) 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 £1,096.15 which will be payable on the tenancy start date together with the first month's rent of £950. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

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.

Energy Performance Certificate

The current energy rating on the property is D.

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.



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

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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