



15 Southcoates Lane, Hull, East Yorkshire, HU9 3AA

- Three Bedroom Mid Terrace House
- Well Presented Accommodation
- Entrance Hall
- Modern Kitchen
- Bathroom
- Located Close To Local Amenities
- Garage At The Rear
- Two Reception Rooms
- Three Bedrooms
- Bond £800

£695 Per Calendar Month



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Three bedroom mid terrace house, located off Holderness Road the property is well placed for a local amenities nearby. The well presented accommodation comprises:- Entrance hall, lounge, dining room, kitchen, first floor landing, three bedrooms and bathroom. Garden areas to the front and rear. Gas central heating system and double glazing. Bond £800. Viewing via Leonards please.

Location

Located just off Holderness Road, the property is well placed for a host of local amenities nearby. East Park and the Woodford Leisure centre are nearby.

Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation, radiator and access into ground floor rooms off.

Lounge

11'5" x 12'11" into bay (3.494m x 3.961m into bay)

Bay window to the front elevation, wooden effect flooring, radiator and coal effect gas fire.

Dining Area

15'9" to cb x 11'7" (4.801m to cb x 3.537m)

Sliding door to the rear garden area, radiator and wooden effect flooring.

Kitchen

9'4" x 10'0" (2.853m x 3.064m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Appliances of oven and hob with space for washing machine. Wall mounted gas fired central heating boiler and windows to the side and rear elevations with rear entrance door.

First Floor Landing

Bedroom One

11'5" x 13'7" into bay (3.493m x 4.153m into bay)

Bay window to the front elevation and radiator.

Bedroom Two

9'2" max x 11'7" (2.802m max x 3.554m)

Window to the rear elevation, radiator and store cupboard.

Bedroom Three

7'8" x 8'6" (2.342m x 2.604m)

Window to the rear elevation and radiator.

Bathroom

5'6" x 6'0" (1.693m x 1.829m)

Suite of bath with shower over, wash hand basin and WC. Window to the front elevation and towel rail radiator.

Outside

There is a small front forecourt area and low maintenance rear garden area with single garage.

Energy Performance Certificate

The current energy rating on the property is D (56)

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 carryout 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 (£160) 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 £800 which will be payable on the tenancy start date together with the first month's rent of £695. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

Services

The mains services of water, gas and electric are connected.

Tenant Outgoings

From Internet enquiries with the valuation Office website the property has been placed in Band B for Council Tax purposes, The current charges for 2022 are £1466.27 - . Local Authority Reference Number 00230107001506. 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

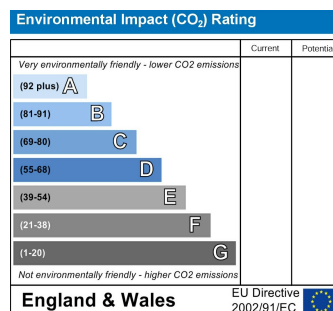
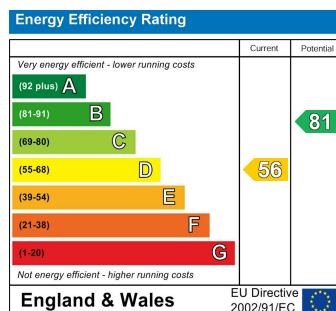
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