



113 Dulverton Close, Bransholme, Hull, HU7 4EJ

**LEONARDS**

SINCE 1884

- Recently Re-painted since photos
- Local Primary & Senior School
- Garage
- Council Tax Band A

- Three Bedroom Home
- Modern Kitchen
- Front & Rear Gardens

- Close By Kingswood Retail & Leisure Park
- Spacious Living Space
- EPC C

Leonards are pleased to offer this three bedroom family home situated on Bransholme. Dulverton Close is just off Bude Road, with this home being within a cul-de-sac. In close proximity you will find; local primary and senior school, shops and Kingswood Retail and Leisure Park which offers, a supermarket, restaurants and entertainment. This home comes with 3 fairly proportioned bedrooms, front and rear garden, garage and modern Kitchen. Enquire today on 01482 375212.

## £750 Per Calendar Month



**Front External**

To the front is a low wooden fence with gate into the garden, garage accessible via front or side door and low maintenance yard. Access into front doorway.

**Entrance Porch**

Allowing access to downstairs w.c., Kitchen and storage cupboards.

**W.C.**

Situated off the front porch, handy addition to the house with; low flush w.c., window to the front.

**Kitchen**

A modern Kitchen space consisting of; wall and base units with contracting work surface, tiled splashback, inset sink with mixer tap, integrated oven and hob with extraction hood, undercounter fridge and freezer, breakfast bar style surface and windows to the front and rear. Radiator.

**Rear Porch**

Allowing access to Lounge, Rear Garden and staircase to the First Floor.

**Lounge**

A great sized Lounge with a window to the rear. Radiator.

**First Floor Landing**

Access to all three bedrooms, shower room and storage cupboard. Window to the front.

**Bedroom One**

Double Bedroom with fixed wardrobe with sliding doors, window to the rear. Radiator.

**Bedroom Two**

Another Double Bedroom with fixed wardrobes and draws, storage cupboard and window to the rear. Radiator.

**Bedroom Three**

The third bedroom has a window to the rear. Radiator.

**Shower Room**

Consisting of, corner shower cubicle and electric shower, w.c., hand basin and radiator. Window to the front.

**Rear Garden**

A good space with grass laid and partially gravelled, fencing to surround.

**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 A for Council Tax purposes. Local Authority Reference Number 00290723011308. 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 (£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).

**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 C.

**Free Lettings Market Appraisal/Valuation**

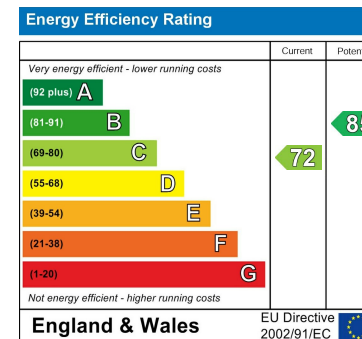
Thinking of letting your house, or not achieving the interest you expected on your property currently on the market? Then contact Leonards who have great success in the letting of properties throughout Hull and the East Riding of Yorkshire.





Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales 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: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given 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 purchaser. 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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website



View all our properties at.....

