



14 Tedworth Road, Hull, HU9 4BD

- Modern Bathroom
- Two Double Bedrooms
- Well presented
- Call today to arrange your viewing
- Council Tax Band A
- Modern Kitchen
- Gardens to front, side and rear
- Bilton Grange Location
- EPC - C

£675 Per Calendar Month



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Situated within Tedworth Road in Hull, this end-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for space.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively. The property features a well-appointed bathroom, designed for convenience and comfort.

The end-terrace design provides added privacy and a sense of space, making it a desirable choice for those who appreciate a bit of extra room. The surrounding area is known for its friendly community and convenient access to local amenities, including shops, schools, and parks, making it an ideal location for everyday living.

Overview

Leonards are pleased to offer this 2 bedroom property to the rental market, offering two good sized double bedrooms, modern bathroom and kitchen as well as gardens to the front, side and rear. Situated within Bilton Grange estate, this property is within close proximity to local bus routes and close by local shops.

Entrance Hall

Accessing via the front door you have a Entrance Hall, allowing access to the stairwell and external door to side garden. Windows to side.

Stairwell

Accessed via the Entrance Hallway with staircase to first floor and access to Lounge.

Lounge

A spacious, well lit Lounge offering windows to the front and radiator. There is an open planned space allowing access into the Kitchen.

Kitchen

The Kitchen provides a modern feel with a range of wall and base units with contrasting work surface, tiled splashbacks, integrated electric oven and hob with extraction fan. Windows to the side and rear, rear garden accessed via external door.

Landing

Allowing access to two bedroom and bathroom.

Bedroom One

Bedroom One offers windows to the front and a large storage cupboard housing the boiler. Radiator.

Bedroom Two

The second bedroom has a window to the rear and radiator.

Bathroom

This modern bathroom is partially tiled with a modern three piece suite, comprising of; bathtub with over head showers, hand basin enclosed within vanity unit and w.c.. Frosted windows to the rear.

External

The front garden is low maintenance with fencing to surround, the side and rear gardens also fenced to surround.

Energy Performance Certificate

The current energy rating on the property is C

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 (£155.76) 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 £778.84 which will be payable on the tenancy start date together with the first month's rent of £675. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

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.gov.uk/en-gb/mobile-coverage>

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

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Lettings Market Appraisal/Valuation

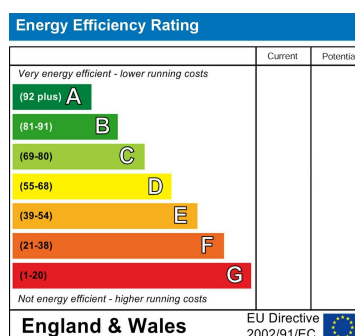
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