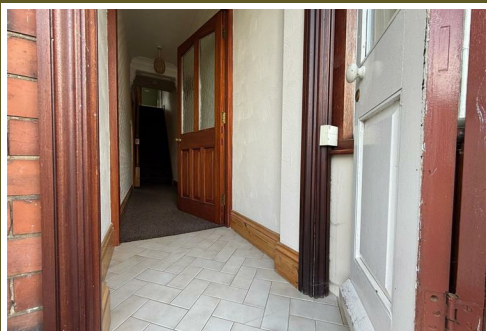




## 176 Norwood, Beverley, East Yorkshire, HU17 9JA

- Traditional Town House
- Close to Town Centre
- Lounge and Dining Room
- Modern fitted bathroom
- Deposit - £980.76
- Two Double Beds (One Fitted)
- South Facing garden
- Fitted kitchen
- EPC - D

**£850 Per Calendar Month**



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# 176 Norwood, Beverley, East Yorkshire, HU17 9JA

We are proud to offer to the open market this spacious two bedroom town house property. It is ideally located for Beverley Town Centre which hosts an array of shops, cafes, bars and the highly popular Flemington Shopping Centre. Accommodation briefly comprising entrance porch/lobby, hallway, lounge, dining room, fitted kitchen, cloakroom/WC, two double bedrooms and a modern fitted bathroom. Benefiting from gas central heating and double glazing, with front and rear gardens and off street parking to the rear. Viewing recommended. Deposit - £980.76

## Location

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture.

## Accommodation

This is arranged over two floors.

## Ground Floor

### Entrance

Enter via double doors into the lobby/porch.

### Porch/Lobby

Double glazed windows to the front and side aspects. Tiled flooring. Double glazed door leading into the hall.

### Entrance Hall

Single radiator. Stairs leading to the first floor accommodation. Door leading into the dining room.

### Dining Room

13'0 x 11'3 (3.96m x 3.43m)

Single radiator. Arch leading into the lounge. Double glazed patio door to the rear leading outside. Door leading into the kitchen.

### Lounge

11'7 plus bay x 11'4 (3.53m plus bay x 3.45m)

Two single radiators. Double glazed square bay window to the front aspect. TV corner unit with aerial. Feature fireplace with tiled hearth.

### Kitchen

19'2 x 6'8 (5.84m x 2.03m)

Double glazed window to the side aspect. Fitted with a good range of base, wall and drawer units with contrasting work surfaces incorporating a stainless steel sink unit with mixer tap. Cooker. Stainless steel chimney extractor over. Single radiator. Under stairs meter/storage cupboard. Plumbing for automatic washing machine. Tiled splash backs. Space for a fridge freezer. Door leading out into the rear lobby.

### Rear Lobby

Double glazed door to the outside. Door leading into the cloakroom. Storage cupboard.

### Cloakroom

Double glazed porthole to the rear aspect. Vanity unit with sink inset, mixer tap and cupboard beneath. Low level flush WC.

### First Floor Landing

Doors leading into the two double bedrooms and modern fitted bathrooms.

### Bedroom One

13'10 x 11'11 (4.22m x 3.63m)

Single radiator. Two double glazed windows to the front aspect. Fitted wardrobes with overhead storage facilities.

### Bedroom Two

13'0 x 9'1 (3.96m x 2.77m)

Double glazed window to the rear aspect. Single radiator.

### Bathroom

10'10 x 6'7 (3.30m x 2.01m)

Modern fitted bathroom with panel bath with mixer tap and shower fitment, vanity unit with sink inset and mixer tap and low level flush WC. Heated towel radiator. Tiled splash backs. Cupboard housing the combi boiler. Double glazed window to the rear aspect.

### External

Lawn garden to the front of the property. Enclosed south facing garden to rear mainly to lawn with brick-set yard and off street parking space.

### 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 B for Council Tax purposes BEV236176000. Local Authority Reference Number. 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 (£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).

### 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

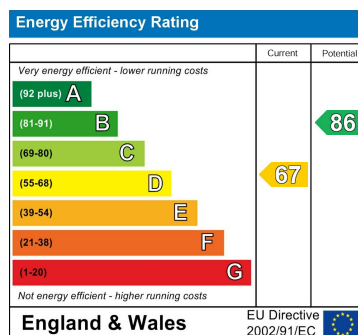
The current energy rating on the property is D



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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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