# LEONARDS

**SINCE 1884** 

Estate Agents Lettings & Management Chartered Surveyors Valuers & Auctioneers Land & Rural Consultants



# 4 Trafford Road, Willerby, Hull, East Yorkshire, HU10 6AJ

- Mid Terrace House
- Lounge Diner
- First Floor
- Bathroom
- Garage

- Entrance Hall
- Kitchen
- Three Bedrooms (Box 3)
- Garden Areas
- Bond £951

# £950 Per Calendar Month









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# 4 Trafford Road, Willerby, Hull, East Yorkshire, HU10 6AJ

A mid terrace property which offers an entrance hall, lounge/diner, kitchen, three bedrooms (box bedroom three) and a bathroom. There is a small garden to the front of the property and a garden to the rear which is mainly laid to lawn and a single garage. Bond £917. Viewing via Leonards.

#### Location

Situated close to the amenities of Willerby, including wine bars, restaurants and public houses.

#### Overview

This modern three bedroom house has just been recently refurbished including; a new modern Kitchen, new flooring throughout and freshly painted throughout ready for a new tenant.

#### **Entrance Hall**

Front entrance door, flooring, radiator and stairs to first floor with under stairs stairs cupboard.

# Lounge/Diner

 $10'7" \times 12'11"$  into bay + 10'7" max x 11'8" (3.228m x 3.957m into bay + 3.235m max x 3.564m)

Bay window to front aspect. electric fire and two radiators.

#### Kitchen

7'2" narrows to 5'1" x 17'3" (2.207m narrows to 1.569m x 5.271m)

Fitted wall and base units, worksurfaces, cooker recess with extractor hood over, part tiled walls, radiator, flooring. Window to rear aspect and side entrance door.

#### First Floor

# Landing

Access to loft space

#### **Bedroom One**

9'11" x 13'11" into bay (3.039m x 4.242m into bay)

Bay window to front aspect and radiator.

#### **Bedroom Two**

11'1" x 8'6" to warderobes (3.388m x 2.602m to wardrobes)

Fitted wardrobes with gas fired central heating boiler, radiator. Window to rear aspect.

# **Box Bedroom Three**

5'9" x 7'2" (1.755m x 2.209m)

Window to the front aspect and radiator.

#### **Bathroom**

5'7" x 5'10" (1.726m x 1.780m)

White suite comprising of a panelled bath with a shower over and a shower screen, pedestal hand basin, low level WC. Tiling to the walls and towel rail radiator. Window to rear aspect

#### **External**

#### Rear Garden

Lawned garden. Path leading to a single garage.

# **Services**

The mains services of water, gas, electric, and drainage are connected. The property has a gas boiler providing central heating.

# **Outgoings**

From internet enquiries with the valuation office website the property has been placed as Band B for Council Tax purposes. Local Authority Reference number WIB340004000. Prospective tenants should check this information before making any commitment to rent the property.













# **Energy Performance Certificate**

The current rating on the property is C.

#### **Viewings**

Strictly by appointment with Leonards on 01482 375212

## **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).

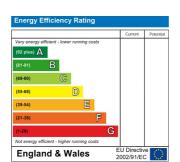
## Free Lettings Market Appraisal/Valuation

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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