

LEONARDS

SINCE 1884

Estate Agents
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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" x 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 wardrobes (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.



| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

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.