



## 6 Sleckling Close, Burstwick, Hull, HU12 9JA

- Remarkably well presented three bedroom home
- Conservatory to the rear
- Sought after Burstwick location
- Council tax band B
- EPC C
- Great living spaces including Dining Space
- Two Double Bedrooms
- Off Street Parking
- Property to be let UNFURNISHED

**£795 Per Calendar Month**



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# 6 Skeckling Close, Burstwick, Hull, HU12 9JA

## Front External

A well presented three bedroom semi, offering a driveway for at least 2 cars, side access to the rear garden and steps up into the property.

## Entrance Hall

Welcoming you into this home is a spacious Entrance Hall offering under stairs storage, window to the side elevation and staircase to the first floor. Radiator.

## Kitchen / Dining Space

Leading on from the hall you find an open planned Kitchen / Dining Space offers a spacious Kitchen area compromising of; a range of wall and base units with contrasting work surface. sink inset with mixer tap, integrated fridge, freezer, oven, grill, microwave, dishwasher and hob. The Kitchen has a large window to the rear overlooking the rear garden. Leading on from the Kitchen is the Dining Space which is a great additional space for either relaxing or potentially dining. Leading to the conservatory and Lounge. Radiators.



## Lounge

The Lounge is extremely well presented with the current occupier showing how well it can be decorated, highlighting specifically the fire, fireplace and bay window to the front. Radiator.

## Conservatory

A great addition to the home is the conservatory allowing an additional reception room allowing access to the rear garden. Radiator.

## Landing

Another well presented space offering access to all three bedrooms, bathroom and storage space. Window to the side elevation.

## Bedroom one

Double Bedroom one offers a window to the rear and radiator.

## Bedroom Two

Double Bedroom Two offers a window to the front elevation and radiator.

## Bedroom Three

Bedroom Three can be used as either a bedroom, study, walking wardrobe etc. offering a good space for a third bedroom. Window to the front and radiator.



## Bathroom

A lovely tiled bathroom with three piece suite, hand basin and w.c. enclosed within a vanity unit, bathtub with mixer tap and overhead shower. Window to rear and radiator.

## Rear Garden

A great space partially laid to lawn and paved, fencing to surround and storage shed.

## 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 (£183.46) 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 £917.30 which will be payable on the tenancy start date together with the first month's rent of £795. 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.org.uk/en-gb/mobile-coverage>



## Tenant Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number BUR034149000. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

## Tenure

The tenure of this property is Freehold.

## Viewings

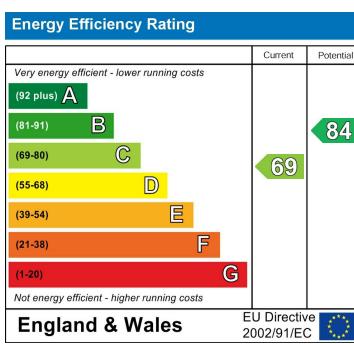
Strictly through the sole agents Leonards 01482 375212.

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