

# LEONARDS

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## 6 Skeckling 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

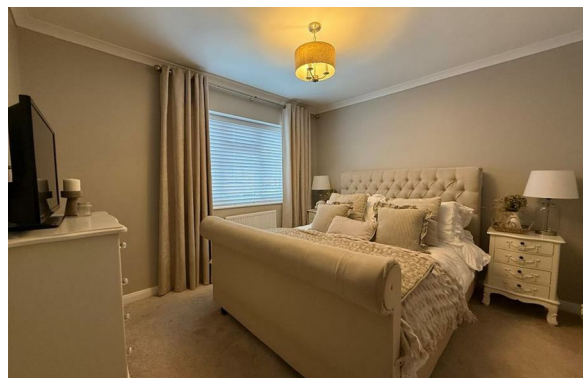
The tenure of this property is Freehold.

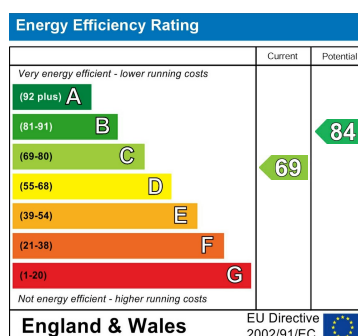
## Viewings

Strictly through the sole agents Leonards 01482 375212.

## 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.





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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