

# LEONARDS

SINCE 1884

Estate Agents  
Lettings & Management  
Chartered Surveyors  
Valuers & Auctioneers  
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## 50 Pickering Avenue, Hornsea, HU18 1TR

- Three Bedroom Home
- New Flooring Throughout
- Large South Facing Rear Garden
- EPC - D
- Viewings Via Leonards - 01482 375212
- Side Driveway For Several Cars
- Freshly Decorated Throughout
- Close to Hornsea Seafront
- Council Tax Band B

**£850 Per Calendar Month**



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# 50 Pickering Avenue, Hornsea, HU18 1TR

Leonards are pleased to present this three bedroom home to the rental market in Hornsea. Offering a spacious living space, side driveway for several cars and good sized south facing rear garden.

The property has undergone refurbishment including new flooring and re-decoration throughout offering a fresh canvas for someone to make home.

Within close proximity to local supermarkets and a short distance away from Hornsea Seafront, this home is a great opportunity within a sought after area.

Contact Leonards today on 01482 375212 to enquire further.

## Front External

To the front of the property is partially laid to lawn with a side driveway for several cars, gate access into the rear garden and access into the property via the front doorway.

## Entrance

Allowing access into the Lounge and staircase to the First Floor Landing.

## Lounge

The Lounge is a good size with a bay window to the front elevation, feature fireplace and allowing access to the Kitchen/Dining Space. Radiator.

## Kitchen / Dining Space

Another good sized living space, offering a combined Kitchen and Dining Space with French doors to the rear elevation. The Kitchen composing of; a range of wall and base units, sink inset with mixer tap, freestanding electric cooker and tiled splashbacks. To the other side of the room is a space which can house a dining table, also with a cupboard for storage, window to the rear and radiator.

## Landing

Allowing access to all three Bedrooms, Bathroom and storage cupboard. Window to the side elevation.

## Bedroom One

Bedroom with a window to the rear elevation. Radiator.

## Bedroom Two

Bedroom with a window to the front elevation. Radiator.

## Bedroom Three

Bedroom with a window to the rear. Radiator.

## Bathroom

Partially tiled bathroom with bathtub with overhead electric shower, hand basin and W.C., radiator and frosted window to the front.

## Rear External

A generously sized south facing garden with timber fencing to surround, mostly laid to lawn with part paving, part gravel. Allowing access into the Kitchen via French doors and side access via gate to the side driveway.

## 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. Local Authority Reference Number HOR104914060. 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).

## Energy Performance Certificate

The current energy rating on the property is D

## Free Lettings Market Appraisal/Valuation

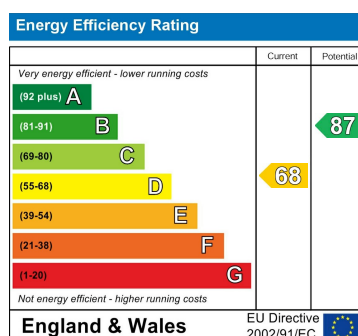
Thinking of letting your house, or not achieving the interest you expected on your property currently on the market? Then contact Leonards who have great success in the letting of properties throughout Hull and the East Riding of Yorkshire.



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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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