



52 North Bar Without, Beverley, East Yorkshire, HU17 7AB **LEONARDS**

SINCE 1884

- **Period Town House**
- **On Street Parking**
- **Gas Central Heating**

- **3 Double Bedrooms**
- **Yard & Walled Cottage Garden**
- **Desirable Location**

- **2 Receptions & Fitted Kitchen**
- **2 Bath/Shower Rooms**
- **Close to Town Centre**

A period three bedroom two bathroom property situated close to the centre of this vibrant Market Town, which offers a comprehensive range of services, shops and renowned restaurants and being located a short distance from Beverley Bar, heading northwards from the town centre. The property has a yard outbuildings and manageable private gardens to the rear as well as off and on street parking. The accommodation is arranged over three floors and briefly comprises of; entrance, lounge, dining room fitted kitchen, utility and WC, 3 bedrooms, master with en-suite shower and separate family bathroom.

£960 Per Calendar Month



Accommodation

The accommodation is arranged over three floors and to the frontage it is approached through a paneled entrance door leading through.

Entrance Porch

Leading through.

Lounge

14'5" x 13'4" (4.41 x 4.07)

Hearth with marble surround and having timber fluted surround and mantle over, television point and cast iron radiator.

Lobby

Small inner lobby with enclosed stairwell leading to first floor,

Dining Room

13'3" x 10'4" (4.04 x 3.15)

Dining room with under stairs cloaks and storage cupboard, French window opening to rear yard with gardens beyond.

Kitchen

13'0" x 7'0" (3.97 x 2.15)

Kitchen with fitted range of base draw and wall units complimented with beech block effect work tops and inset single stainless steel sink with mixer tap, tiled splash backs and integrated stainless steel electric oven and grill with four plate electric hob and extractor canopy over. Integrated fridge and separate freezer, integrated dish washer, separate recess storage/pantry cupboard the kitchen having recess ceiling spot lights and split level stable type door opening again to rear yard area with garden beyond.

Utility Room and W.C.

7'7" x 4'6" (2.32 x 1.39)

With plumbing for automatic washing machine and cloaks area, fixed wall shelving and low flush WC.

First Floor Landing

Having immersion cupboard with hot water cylinder and turned stairs to second floor.

Bedroom One (Front)

12'8" x 13'3" (3.87 x 4.04)

Having triple wardrobe and storage over.

En-Suite Shower Room

7'9" x 4'3" (2.37 x 1.32)

With corner shower cubical, low flush WC and pedestal wash hand basin

Family Bathroom

7'11" x 6'10" (2.42 x 2.09)

Having panel bath with mixer shower over shower screen low flush WC and pedestal wash hand basin.

Second Floor Landing

With recessed storage cupboard,



Bedroom Two (Front)

13'7" x 10'10" (4.16 x 3.32)

Having vaulted type ceiling and exposed beams having pedestal wash hand basin, glazed shelf and mirror over.

Bedroom Three (Rear)

9'10" x 8'3" (3.00 x 2.53)

Also with vaulted ceiling and exposed beams.

Outside

Paved rear yard with outbuilding storage incorporating wall mounted central heating boiler and separate storage building, access through to enclosed rear mainly lawn gardens with shrub and tree plantings. On street permit parking is also available to the property's frontage.

Services

Mains water, electric, gas and drainage. The property has gas fired central heating system to paneled and tubular radiators throughout the accommodation.

Outgoings

Internet enquiries to the Valuation Office Website indicate the property has been placed in Band C, reference BEV229018000, for Council Tax Purposes. Prospective tenants are advised to check this information before making a commitment to take up references for the tenancy.

References and Security Deposit

Parties should contact the agents office to express their interest in being considered for the tenancy after firstly viewing the property. Prior to the referencing process the tenant(s) will be asked to pay a holding deposit of one week's rent (£221.53), if successful, the tenant will have this deducted from the deposit, if the initial information provided by the tenant is materially incorrect, then Leonards will keep the deposit. The security bond required for the property is £1107.69 which will be payable on the moving date together with the first month's rent of £960. The deposit will be registered with the Tenant Deposit Scheme.

Energy Performance Certificate (EPC)

The EPC is valid until 23 August 2030 and the property has Energy Performance Rating D.

Viewings

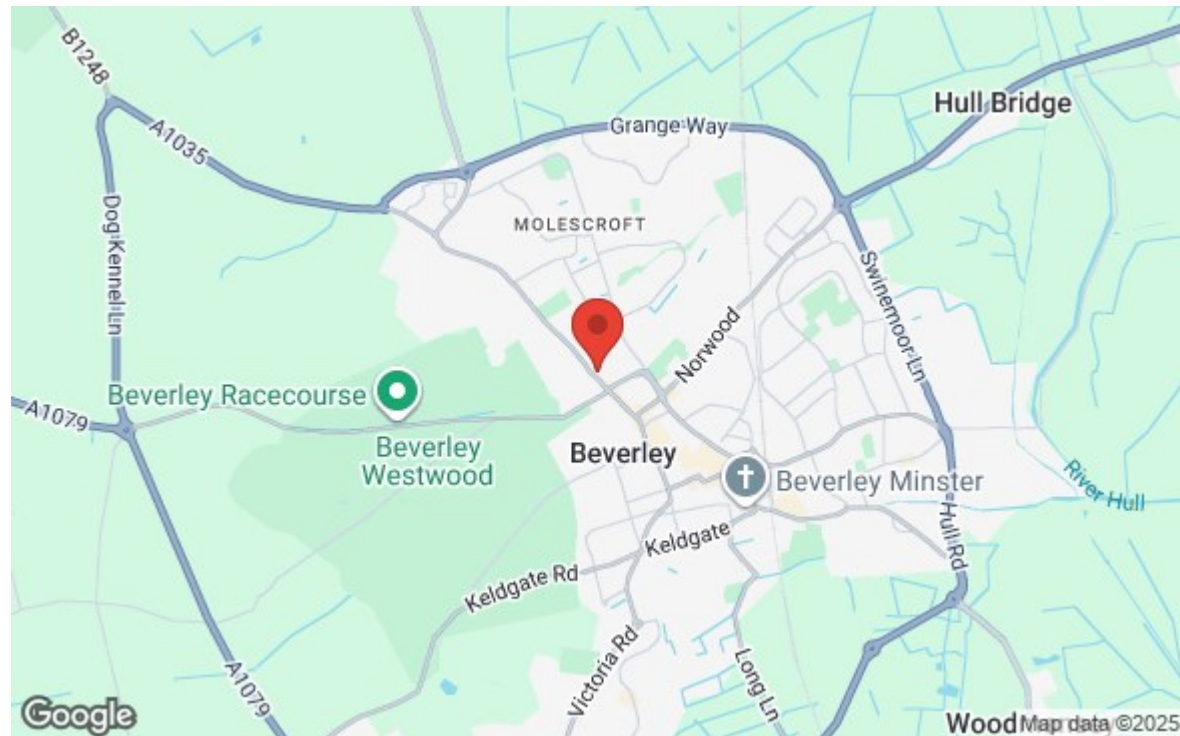
Strictly by appointment with the sole agents on (01482) 330777 or contact Robert Maitland-Biddulph on rjwm@leonards-property.co.uk.

Free Letting Appraisal

Thinking of letting your property or not achieving the interest you expected with your current agent? Then please contact Leonards for a free Letting Market Appraisal.

AGENTS NOTES

Any free standing appliances within the property are provided should the tenant wish to use these, however the landlord will be under no obligation to undertake repairs or replacement should these break down. Prospective tenants should advise if these are not required and they will be removed by the Landlord.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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