



## 9 Mill View, Barton-Upon-Humber, DN18 5FN

- Mill View
- Car Port
- Sought After Barton Location
- Close By Humber Bridge
- Council Tax Band - B
- Two Double Bedrooms
- Townhouse Property
- Cul-De-Sac Location
- EPC - B
- Viewings Via Leonards - 01482 375212

**£725 Per Calendar Month**



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: [info@leonards-property.co.uk](mailto:info@leonards-property.co.uk)

Website: [www.leonards-property.co.uk](http://www.leonards-property.co.uk)

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: [brough@leonards-property.co.uk](mailto:brough@leonards-property.co.uk)

# 9 Mill View, Barton-Upon-Humber, DN18 5FN

Leonards are pleased to present this terraced town house to the rental market situated in Barton. With two double bedrooms, Lounge and Kitchen Situated on the 1st Floor and a ground floor W.C. and utility room.

Views of the mill from the rear garden, close by the waters edge and in walking distance to Barton train station, local supermarkets and restaurant.

Please contact Leonards to register your interest on 01482 375212.

## Front External

To the front of the property is a car port, small area laid to lawn and access into the property.

## Entrance Hallway

Access into the property with staircase to the First Floor and access into Utility Room.

## Utility Room

A great addition to the property offering a utility space with base units and contrasting work surface, sink inset with mixer tap and access into ground floor W.C.. Access out to the rear garden and radiator.

## W.C.

Composing of; hand basin with tiled splash back, low flush W.C. radiator and glazed window to the rear.

## First Floor Landing

Allowing access to Lounge, Kitchen and staircase to Second Floor Landing. Window to the front and radiator.

## Lounge

Situated on the first floor is the Lounge with a window the rear. Radiator.

## Kitchen

The Kitchen consist of; wall and base units with contrasting work surface, tiled splashback, sink inset with mixer tap. Window to the front. Radiator.

## Second Floor Landing

Allowing access into the Bedrooms and Bathroom.

## Bedroom One

Double bedroom with a window to the rear. Radiator.

## Bedroom Two

Another Double Bedroom with window to the rear. Radiator.

## Bathroom

The bathroom is partially tiled with a bathtub, overhead shower, hand basin and low flush w.c.. Radiator.

## Rear Garden

A lovely rear garden with a view of the Mill, patio area with pathway to the end of the garden, also lawn laid with garden shed.

## High Rental Demand

Due to high levels of interest, we may not be able to respond to all enquiries or offer viewings to every applicant.

## 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 for Council Tax B purposes. Local Authority Reference Number 051710150 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 (£167.30) 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 £836.53 which will be payable on the tenancy start date together with the first month's rent of £725. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

## Energy Performance Certificate

The current energy rating on the property is B

## 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.



View all our properties at.....



**LEONARDS**  
SINCE 1884

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

View all our properties at.....

