



190 Norwood, Beverley, East Yorkshire, HU17 9JA

LEONARDS

SINCE 1884

- Three Bedroom Town House
- Freshly Painted Throughout
- Gas central heating
- EPC C

- Two Reception rooms
- Convenient for Town Centre
- uPVC double glazing

- Fitted Kitchen
- Shower Room and bathroom
- Parking to the rear

FANTASTIC TOWN HOUSE++IMPROVED BY LANDLORD++THREE BEDROOMS++PARKING TO REAR++

Spacious three bedroom town house, offering an entrance hall, two reception rooms, modern fitted kitchen, rear lobby and ground floor shower room. To the first floor are three bedrooms and a modern bathroom. Convenient for town centre and freshly painted throughout.

£900 Per Calendar Month



Location

Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

Entrance

Enter via main door leading into the welcoming hallway.

Entrance Hallway

Staircase leading to the first floor accommodation. Single radiator. Laminate flooring. Internal doors leading into the Lounge and Dining Room.

Lounge

14'3 x 11'6 (4.34m x 3.51m)

Spacious Lounge with gas meter cupboard. Single radiator. A uPVC double glazed square bay window to the front aspect. Feature fireplace housing a gas fire.

Dining Room

12'9 x 11'7 (3.89m x 3.53m)

Laminate flooring. Built in cupboard. Feature fireplace. Double radiator. TV aerial. A uPVC double glazed window to the rear aspect. Door leading into the under stairs cloak cupboard. Further door leading into the kitchen.

Fitted kitchen

11'11 x 6'7 (3.63m x 2.01m)

A uPVC double glazed door leading outside. Fitted with a good range of base, wall and drawer units with contrasting work surfaces. Stainless steel sink unit with mixer tap. Corner display units. Tiled splash back areas. A uPVC double glazed window to the side aspect. Gas hob with extractor over. Electric oven. Laminate flooring. Opening into the rear lobby.

Rear Lobby

Two work surfaces. Plumbing for an automatic washing machine. Door leading into the shower room.

Shower Room

6'6 x 4'1 (1.98m x 1.24m)

A uPVC double glazed window to the side aspect with opaque glass. Vanity unit with sink inset and mixer tap, shower area with electric shower and low level flush WC. Vent. Single radiator. Contemporary and tiled splash backs.

First Floor Landing

Doors leading into the bedrooms and bathroom. Loft hatch. Single radiator.

Bedroom One

15'1 x 11'9 (4.60m x 3.58m)

Two uPVC double glazed windows to the front aspect. Double radiator.



Bedroom Two

12'9 x 7'9 (3.89m x 2.36m)

A uPVC double glazed window to the rear aspect. Single radiator. Built in original cupboard and drawer unit. Further cupboard housing the combi boiler.

Bedroom Three

9'4 x 6'9 (2.84m x 2.06m)

A uPVC double glazed window to the rear aspect. Single radiator.

Bathroom

9'1 x 3'8 (2.77m x 1.12m)

Modern fitted bathroom comprising of a panel bath with plumbed in shower, vanity unit with sink inset and mixer tap and a low level flush WC. A uPVC double glazed window to the side with opaque glass. Heated towel radiator. Laminate flooring. Tiled splash back areas.

External

Low maintenance garden to the front. Courtyard to the rear of the property with fencing to the surrounds. Outside tap. A uPVC double glazed door leading into a brick store with a uPVC double glazed window. Gate to the rear leading to a parking area.

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 BEV236190000. Prospective tenants should check this information before making any commitment to take up references or a lease of the property.

Energy Performance Certificate

The current energy rating on the property is C(71). With effect from the 20th September 2020 the Environmental Impact Rating Graph is no longer valid.

Viewings

Strictly by appointment with the Sole Agents Leonards on (01482) 330777/375212.

Valuation/Market Appraisal

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.

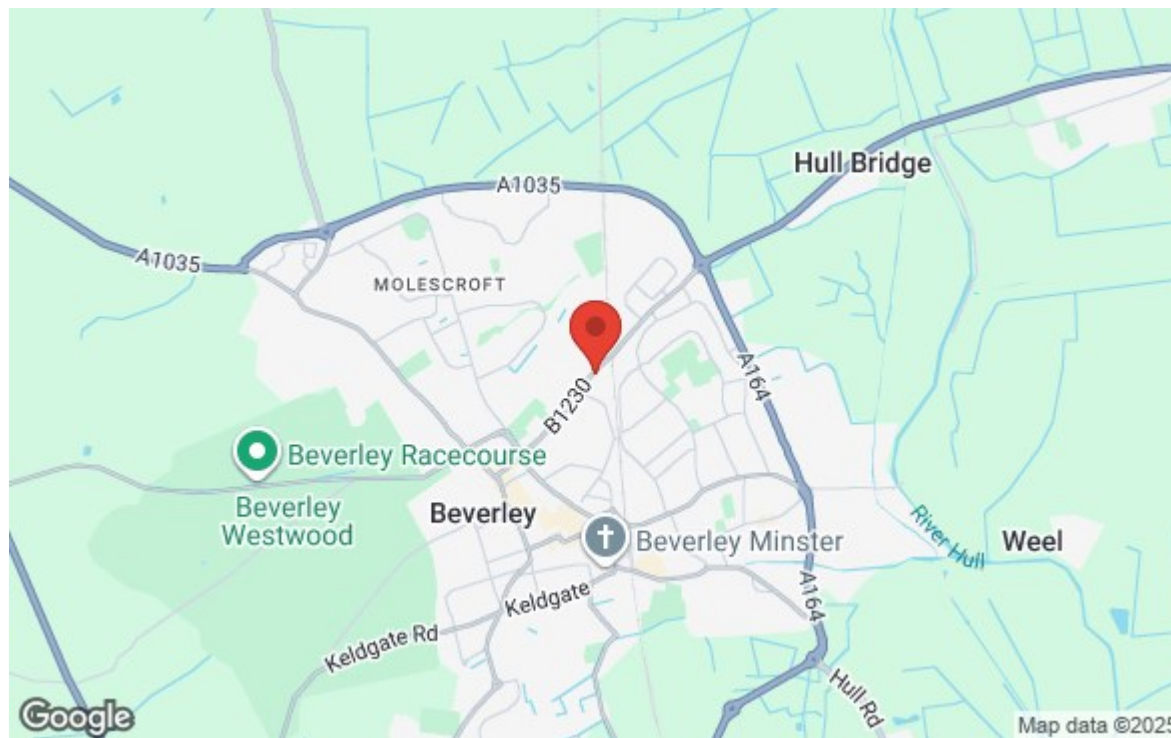
Services

The mains services of water, gas and electric are connected.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

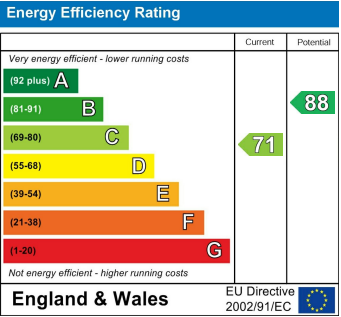
References & Security Bond

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 (£219.23) 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 £1096.15 which will be payable on the tenancy start date together with the first month's rent of £950. The deposit will be registered with the Tenant Deposit Scheme. (TDS).





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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