



16 Greystone Avenue, Hull, East Yorkshire, HU5 5BD

- NEWLY FITTED BATHROOM
- CAR PORT TO THE REAR
- TWO GOOD SIZED BEDROOMS
- COUNCIL TAX BAND A
- HOLDING DEPOSIT £167.30
- RECENTLY UNDERGONE FULL REFURBISHMENT
- SPRING BANK WEST LOCATION
- WELL LIT LOUNGE
- SECURITY DEPOSIT £836.53
- PLEASE CONTACT THE OFFICE TO ARRANGE YOUR VIEWING - 01482 375212

£725 Per Calendar Month



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16 Greystone Avenue, Hull, East Yorkshire, HU5 5BD

This delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable rental. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest.

One of the standout features of this residence is the newly installed bathroom, which combines modern design with functionality, ensuring a refreshing experience. The property also includes a convenient car port, offering secure parking and ease of access. The property has just been decorated throughout.

With its appealing layout and thoughtful amenities, this home is not only practical but also exudes a warm and welcoming atmosphere. The location on Greystone Avenue is particularly advantageous, providing easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

Front External

A low maintenance front allowing access into the property via a paved pathway.

Lounge

A good sized and well lit lounge with two windows to the front and radiator.

Kitchen

The kitchen is a modern style comprising of; a range of wall and base units with contrasting work surface, sink inset with mixer tap, integrated oven and hob, extraction fan and tiled splashbacks. You have a large under-stairs cupboard, another large cupboard housing the boiler with windows to the rear and access to rear porch.

Rear Porch

Allowing access to downstairs W.C. and storage room housing a hand basin.

Downstairs W.C.

A tiled space with a low flush W.C. and frosted window to the rear.

Bedroom One

Bedroom One offers good size with three windows to the front and radiator.

Bedroom Two

Another good sized bedroom with a window to the rear and radiator.

Bathroom

The Bathroom is newly fitted with tiles to surround, bath with overhead mixer shower, hand basin enclosed within vanity unit. Frosted window to the rear and radiator.

Rear Garden

The rear garden is of a great size and ideal for a budding gardener, currently un-landscaped with potential. The landlord has advised they have plans to lay lawn to the garden in the future. There is also a car port at the bottom of the garden offering off street parking.

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 (£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).

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 A for Council Tax purposes. Local Authority Reference Number 00030267001602. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

Tenure

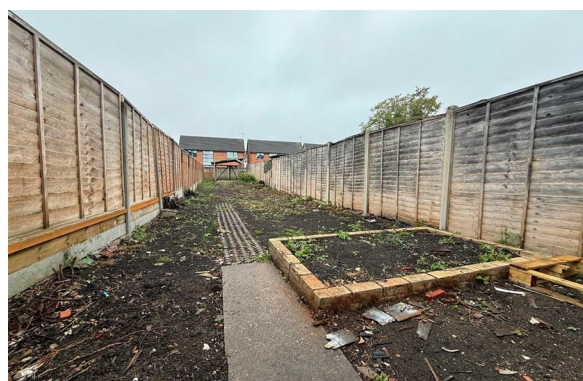
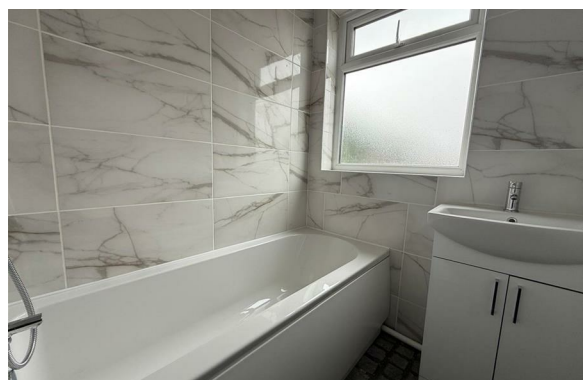
The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212.

Free Lettings Market Appraisal/Valuation

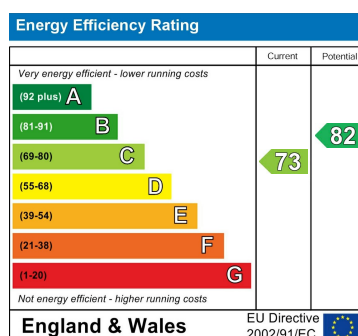
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