



11 St Johns Court, Clough Road, Hull, East Yorkshire, HU6 7PB

- Well Presented Bungalow
- Open Plan Lounge and Kitchen
- Side Conservatory
- Private Parking Space
- Bond £836.53
- Two Bedrooms
- Shower Room
- Gas Central Heating System
- Side and Rear Garden Area
- Off Clough Road

£725 Per Calendar Month



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

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Well presented two bedroom semi detached bungalow off Clough Road and close to Beverley High Road with all its amenities close by. Installed with gas central heating and double glazing the property comprises an entrance hall, lounge/breakfast kitchen, shower room, side conservatory and the two bedrooms. Gardens to the side and rear and a parking space available. MUST BE VIEWED. Bond £836.53.

Location

The bungalow is situated in St Johns Court, off Clough Road with the turning almost opposite Clough Road Cars, on the other side. Ideally located off the popular and sought after Beverley High Road, with many well regarded schools and amenities close by.

Entrance

Main entrance door provides access into the property.

Hallway

Access into all rooms off. Radiator. Access to roof void.

Bedroom One

9'6" x 11'3" (2.917m x 3.433m)

Window to the rear elevation. Radiator.

Bedroom Two

7'8" x 9'7" (2.361m x 2.927m)

Window to the front elevation. Radiator.

Open Plan Lounge and Kitchen

9'8" x 8'6" + 10'11" x 12'3" (2.955m x 2.595m + 3.342m x 3.748m)

Windows to the front and rear elevations. Containing a range of base and wall units. Work surfaces with sink unit. Appliances of oven, hob and hood. Space for additional appliances. Ideal gas fired central heating boiler. Radiator.

Conservatory

11'10" x 9'11" (3.621m x 3.038m)

External access door. Radiator.

Shower Room

6'5" x 7'11" max sizes (1.963m x 2.433m max sizes)

Suite of shower enclosure with electric shower unit. Wash hand basin. WC. Window to the rear elevation. Radiator.

Outside

Garden area to the side/rear. Private parking space (first pull in space on the right hand side in St Johns Court.)

Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

Energy Performance Certificate

The current energy rating on the property is pending.

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.

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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).

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuracy fee they receive.

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 0018031400120A. 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 375212/01482 330777

Free Lettings Market Appraisal/Valuation


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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