



## 13 Sherburn Street, Hull, East Yorkshire, HU9 2LA

- Good size family home
- Three bedrooms & two reception rooms
- Recently re-decorated
- Council Tax Band A
- Improved by the current landlord
- Close by Holderness Road
- EPC C
- Deposit - £865.38

**£750 Per Calendar Month**



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# 13 Sherburn Street, Hull, East Yorkshire, HU9 2LA

Leonards are pleased to present this three bedroom property situated a stones throw from Holderness Road, offering great bus links, an array of shops and restaurants and primary school within walking distance.

The property has just had its painting refreshed and carpets replaced ready for someone to call it home.

Enquire today to register your interest on 01482 375212.

EPC - C Council Tax Band - A

## Location

Situated within a stone throw of the Holderness Road shopping area with direct road and regular public transport links to the city centre and beyond.

## Ground Floor

### Entrance

Enter via main door into hall.

### Entrance Hall

Doors leading into lounge and dining room. Stairs to first floor accommodation. Covings to the ceiling.

### Lounge

13'3 x 11'10 (4.04m x 3.61m)

A uPVC double glazed window to the front aspect.

### Dining Room

13'6 x 11'8 (4.11m x 3.56m)

Two uPVC double glazed windows to the side aspect. Door leading into kitchen and under stairs meter cupboard. Free standing cupboard.

### Kitchen

12'3 x 10'10 (3.73m x 3.30m)

Double glazed window to the side. Door leading outside. Fitted with a range of base, wall and drawer units with contrasting work surfaces. Stainless steel sink unit with mixer tap. Cooker with double electric oven and grill. Under unit lighting. Stainless steel chimney extractor. Spot lights to the ceiling. Fitted cupboards. Tiled splash backs.

### First Floor/Landing

A uPVC double glazed window to the side. Doors leading into two bedrooms and bathroom and stairs to second floor accommodation. Under stairs cupboard.

### Bedroom One

15'9 x 11'10 (4.80m x 3.61m)

A uPVC double glazed window to the front aspect. Built-in cupboard. Feature cast iron effect fire place. Covings to the ceiling. Fitted wardrobes and dressing table.

### Bedroom Two

11'2 x 6'11 (3.40m x 2.11m)

A uPVC double glazed window to the side.

### Bathroom

11'2 x 4'6 (3.40m x 1.37m)

A uPVC double glazed window to the side aspect. Comprising of a vanity unit with sink inset, panel bath with mixer tap and shower fitment and low level flush WC. Tiled splash backs. Hot water boiler.

### Second Floor

### Bedroom Three

19'7 into recess x 15'5 (5.97m into recess x 4.70m)

Carpeted. A uPVC double glazed window to the front aspect. Velux window to the rear. Under eaves storage facilities. Lighting and power supply.

### External

Block paved and low maintenance garden to the side with a useful brick built shed and a low wall to surrounds. There are access gates from the front and side aspects.

### 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 A for Council Tax purposes. Local Authority Reference Number 00220124001304. 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 (£173.07) 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 £865.38 which will be payable on the tenancy start date together with the first month's rent of £750. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

### 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.

### Energy Performance Certificate

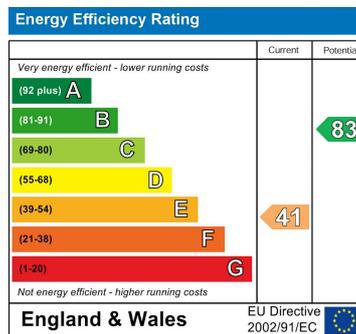
The current energy rating on the property is C

### 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.



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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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