



Apartment 2, 65 Woodheys Park, Kingswood, Hull, HU7 3AU **LEONARDS**
SINCE 1884

- Ground Floor Flat
- Ideal For An Individual Or Couple
- Holding Deposit - £150
- Council Tax Band A

- Ideal Kingswood Location
- Well Layed Out Living Space
- Security Deposit - £750

- Close By Kingswood Retail & Leisure Park
- Available Now
- EPC - D

Leonards are pleased to present this one bedroom, ground floor flat to the rental market. Situated off Runneymede Lane, Kingswood. This property is close by Kingswood Retail & Leisure Park offering great amenities such as; supermarkets, restaurants, cinema, bowling and many more.

The property is all across one level, with well maintained garden space to surround and a cul-de-sac location.

The property is available now, please contact the team on 01482 375212 to register your interest today.

EPC - D Council Tax Band - A

£650 Per Calendar Month



External

Communal external areas with allocated car parking space, entrance via communal doorway with intercom system.

Communal Hallway

Accessed via the ground floor Communal Hallway with private doorway.

Hallway

Upon entering the flat is the Hallway with a large storage cupboard, small storage cupboard, access to Bathroom, Bedroom and Kitchen/Living Space. Wall mounted electric heater.

Kitchen Area

Within the open planned Living/Kitchen Area you have; a range of wall and base units with a contrasting work surface, electric oven, electric hob, extraction hood, stainless steel sink in set with mixer tap, breakfast bar area with two stools. Window to the rear.

Living Area

Leading onto the Living Area which has a large window so the side elevation, two seater black sofa (can be removed on discussion) and wall mounted electric heater.

Bedroom

The Bedroom has a large window to the external, curtain rail and electric wall mounted heater.

Bathroom

The bathroom consists of; bathtub with overhead shower, partially tiled to surround, hand basin, w.c. and electric wall mounted heater.

Viewings

Strictly through the sole agents Leonards 01482 375212

Tenure

The tenure of this property is Leasehold.

Tenant Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

Services

The mains services of water 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 (£150) 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 £750 which will be payable on the tenancy start date together with the first month's rent of £650. 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.

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.

Energy Performance Certificate

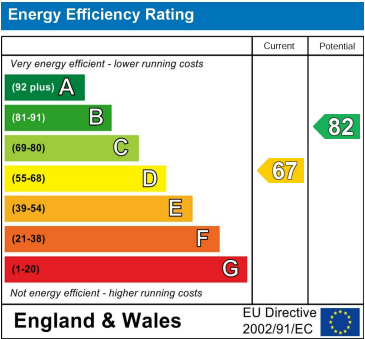
The current energy rating on the property is D.





Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales 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: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given 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 purchaser. 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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