



3 Barley Garth, Burton Pidsea, Hull, HU12 9AF

- Three Bedroom Detached Family House
- Entrance Hall with Cloakroom WC
- Kitchen with units and Oven & Hob
- En Suite off Bedroom One and Family Bathroom
- Double Garage
- Pleasant Village Location
- Lounge and Dining Room
- Three Bedrooms
- Gardens with Driveway providing Parking
- Gas Central Heating System and Double Glazing

£875 Per Calendar Month



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3 Barley Garth, Burton Pidsea, Hull, HU12 9AF

Three bedroom detached family house, pleasant village location with accommodation comprising:- Entrance hall, cloakroom/WC, lounge, dining room, kitchen, first floor landing, bedroom one with En suite shower and wardrobes, bedroom two with wardrobes and bedroom three with boiler cupboards. There is also a family bathroom with three piece suite. On the outside, there are garden areas to the front and rear with driveway proving off road parking and access to the double garage. Gas fired central heating system and double glazing. Bond £1009.61. Viewing via Leonards.

Location

Located off the Main Road, the village offers a local range of services and facilities, including petrol filling station/general store, public houses, church, playing fields and primary school.

Entrance Hall

Main front entrance door provides access into the property, stairs lead off to the first floor accommodation, radiator and access into the ground floor rooms off.

Cloakroom WC

Suite of WC and wash hand basin, window to the side elevation and radiator.

Lounge

12'11" x 17'3" (3.938m + recess x 5.273m)

Windows to the front and side elevations, two radiators, under stairs cupboard and wooden effect flooring.

Dining Room

9'11" x 10'5" (3.045m x 3.184m)

French doors to the rear elevation, radiator and wooden effect flooring.

Kitchen

9'4" x 10'11" (2.855m x 3.336m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Appliances of electric oven with gas hob and hood over. Space for freestanding appliances of washing machine and fridge. Window to the rear elevation and side entrance door.

First Floor Landing

Window to the side elevation, access to roof void, cupboard and access to all rooms off.

Bedroom One

11'3" x 13'9" (3.454m x 4.212m)

Window to the rear elevation, radiator, wardrobes and wooden effect flooring.

En Suite

Shower cubicle with mains shower, wash hand basin, part tiled walls and extractor fan.

Bedroom Two

11'4" x 12'3" (3.459m x 3.758m)

Window to the front elevation, radiator and wardrobes.

Bedroom Three

8'2" x 9'1" (2.500m x 2.774m)

Double aspect room with windows to the front and side elevations, radiator and boiler cupboard.

Bathroom

8'1" x 6'5" max sizes (2.478m x 1.969m max sizes)

Suite of bath, wash hand basin and WC. Window to the side elevation, part tiled walls and radiator.

Outside

The property has garden areas to the front and rear. A driveway provides off road parking and access to the garage and rear.

Garage

With front access door, side window and personal access door.

Energy Performance Certificate

The current energy rating on the property is D (66).

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 (£201.92) 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 £1009.61 which will be payable on the tenancy start date together with the first month's rent of £875. 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 not 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 D for Council Tax purposes. Local Authority Reference Number BUP004003000. 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

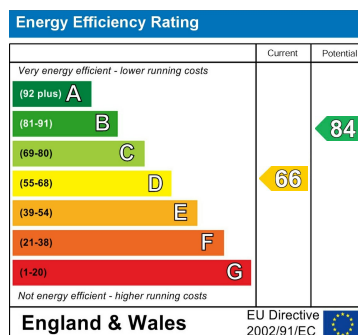
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