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102 Southcoates Lane, Hull, East Yorkshire, HU9 3AD

- Must be viewed
- Mid terrace property
- Modern kitchen & bathroom
- Front and rear gardens
- Bond £800
- Three bedrooms
- Two reception rooms
- GCH and DG
- Garage via the ten foot
- VIEW NOW

£795 Per Calendar Month



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102 Southcoates Lane, Hull, East Yorkshire, HU9 3AD

THREE BEDROOMS++TWO RECEPTION ROOMS++VIEW NOW++ Mid terrace property THAT MUST NOT BE MISSED. Installed with gas central heating and double glazing. Accommodation comprises of an entrance hall, lounge, dining room, modern kitchen, three bedrooms and modern bathroom. Gardens to the front and rear. Garage via ten foot. Currently undergoing part re-decoration.

Ground Floor

Entrance

Enter via the main entrance door leading into the hall.

Entrance Hall

Carpeted stairs to the first floor accommodation. Doors leading into lounge and dining room. Coving to the ceiling. Under stairs meter cupboard. Door leading into the kitchen.

Lounge

11'0" x 14'8" into bay (3.364m x 4.472m into bay)

Bay window to the front aspect. Radiator. Carpeted. Fitted fireplace with gas fire. Coving to the ceiling.

Dining Room

11'0" x 9'8" (3.361m x 2.966m)

Radiator, glazed French doors leading out to the rear garden.

Kitchen

5'8" x 15'1" (1.743m x 4.604m)

With window to the side aspect. Modern fitted base and wall units with drawer units and contrasting work surfaces. Stainless steel 1 ½ sink unit with mixer tap. Cupboard housing the combi boiler. Electric hob and oven below. Chimney extractor hood over. Tiled splash backs, opening into rear lobby and plumbing for automatic washing machine. Radiator. Breakfast bar.

Rear Lobby

With glazed door to the side aspect.

First Floor Landing

Access to the loft. Carpeted. Doors leading into all rooms.

Bedroom One

11'1" x 13'10" into bay (3.389m x 4.222m into bay)

With bay window to the front aspect. Coving to the ceiling. Carpeted. Radiator.

Bedroom Two

9'4" max x 10'10" (2.859m max x 3.326m)

With window to the rear aspect. Radiator, Carpeted and recessed cupboards.

Bedroom Three

7'5" x 7'9" (2.265m x 2.378m)

With window to the rear aspect. Carpeted. Coving to the ceiling. Radiator.

Bathroom

5'7" x 5'11" (1.725m x 1.814m)

Concertina door into the bathroom. Window to the front aspect. White suite incorporating a low level flush WC, pedestal wash hand basin with mixer tap and panel bath with plumbed in shower. Heated towel radiator. Tiled walls, Vent.

Outside

To the front there is an attractive garden with shrubs and plants and fencing/wall to the surrounds. At the rear there is another garden area, door leading into the garage which is also accessed via the ten foot. Rear gate, fencing to the surrounds and outside tap. There is also a brick built shed/WC with two separate doors.

Services

The mains services of water, gas, electric and drainage are connected. The property has a combi boiler providing gas central heating and hot water.



Outgoings

From Internet enquires with the Valuation Office website the property has been placed in Band B for Council Tax purposes, Local Authority Reference Number 00220140010201. Prospective tenants should check this information before making any commitment to lease the property.

Energy Performance Certificate

The current energy rating on the property is D(63)

Viewings

Strictly by appointment with the sole agents Leonards on (01482) 375212.

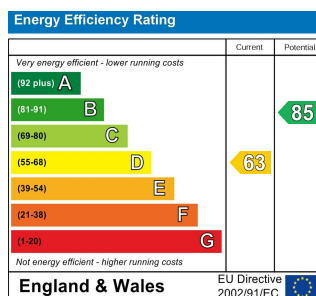
References & Security Bond

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 (£183.46) 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 £917.30 which will be payable on the tenancy start date together with the first month's rent of £795. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

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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