



Colenso Villas, Barnsley Street, Hull, HU8 7TE
£595 Per Month


**Philip
Bannister**
Estate & Letting Agents

Colenso Villas, Barnsley Street, Hull, HU8 7TE

Key Features

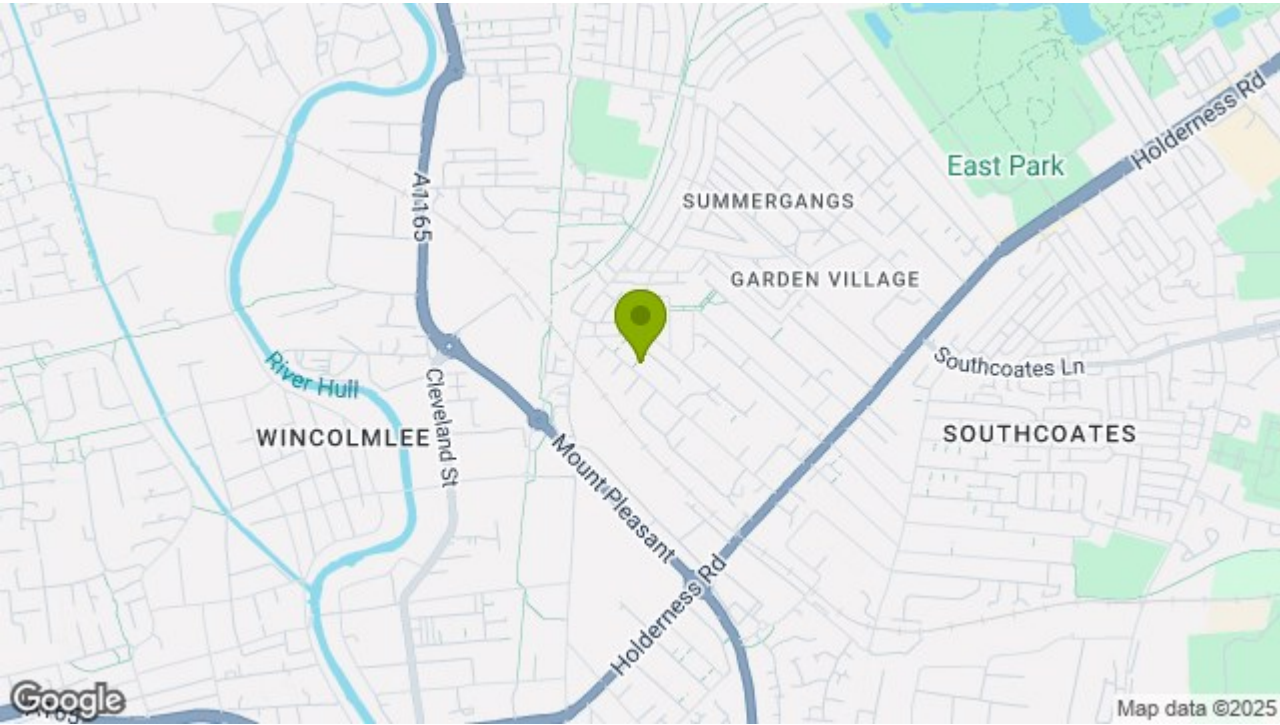
- OFFERED UNFURNISHED
- Two Bedroom End Terrace House
- Popular Location
- Entrance Porch, Lounge, Dining Area
- Rear Lobby, Bathroom, Rear Yard
- Early Viewing Is A Must
- EPC - D

OFFERED UNFURNISHED Situated on Colenso Villas on Barnsley Street, Hull, this newly refurbished end terrace house is close to local schools and amenities.

The property comprises of an entrance Porch, Lounge, Dining Area, Fitted Kitchen and Bathroom. To the first floor are two good sized bedrooms and outside you have a pleasant front garden and rear yard.

With its convenient location and thoughtful design, this end terrace house is a fantastic choice for anyone looking to settle in Hull. Don't miss the chance to make this lovely property your own.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |





Holderness Road - Description

The property is ideally positioned within walking distance of the Holderness Road shopping centre which offers a vast array of shopping facilities, public transportation and within a short driving distance leisure facilities are available at East Park and the Woodford Leisure Centre

GROUND FLOOR

ENTRANCE PORCH

LOUNGE

DINING AREA

FITTED KITCHEN

with gas hob and electric oven.

REAR LOBBY

BATHROOM

three piece suite

FIRST FLOOR

LANDING

BEDROOM 1

BEDROOM 2

EXTERNAL

Front garden and rear yard.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we

are led to believe that the Council Tax band for this property is Band B . (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

TENANCY INFORMATION

A minimum of 6 months (Assured Shorthold)

We will require One Months rental in advance.

Bond/Deposit equal to One Months rent.

Sorry - No smokers.

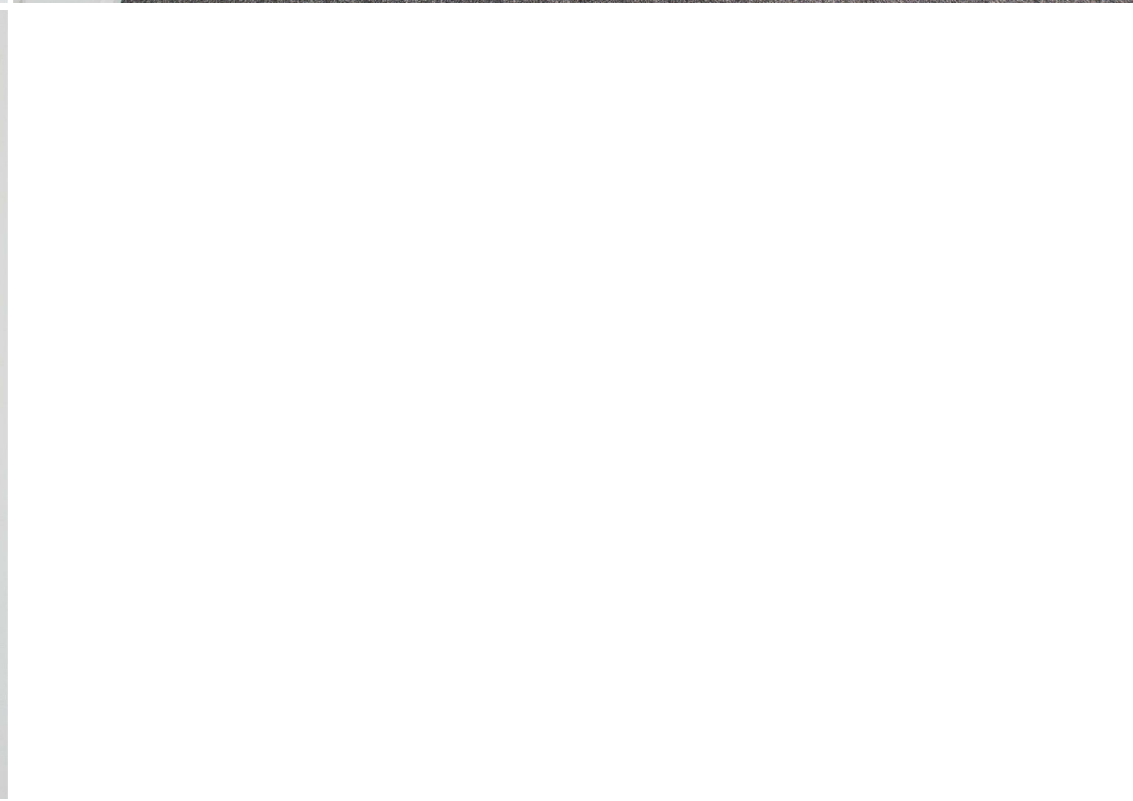
Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance. The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If your application is successful, the holding deposit then forms part payment of your first months rent.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any

authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)



58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

