



Benedict Road, Hull, HU4 7DR
£775 PCM


**Philip
Bannister**
Estate & Letting Agents

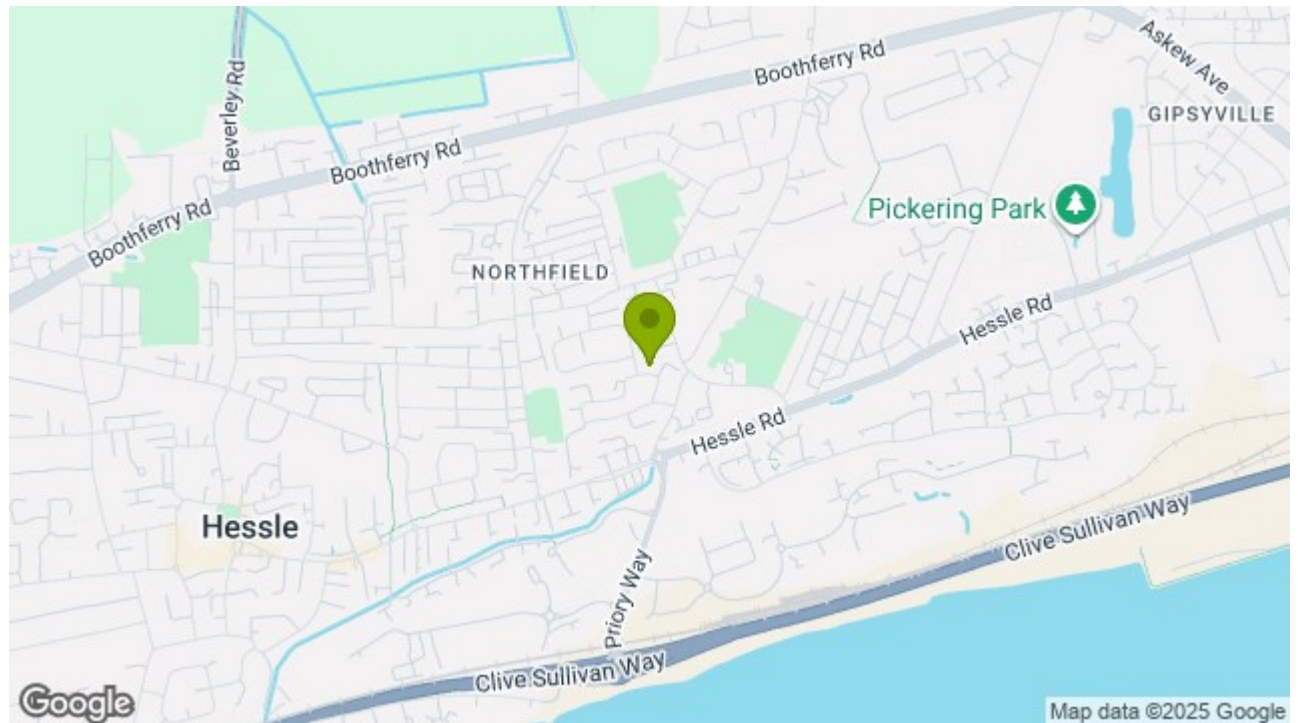
Benedict Road, Hull, HU4 7DR

OFFERED UNFURNISHED - A well proportioned three bedroom mid terraced house which is situated in a residential area close to schools and local amenities. The property has gas central heating system, double glazing and briefly comprises entrance hall, lounge, breakfast kitchen, three bedrooms, bathroom and gardens front and rear. Early viewing is a must.

Key Features

- OFFERED UNFURNISHED
- 3 Bed Family Home
- Gas c/heating, Double Glazing
- Lounge, Breakfast Kitchen
- 3 Beds, Bathroom, Gardens
- Early Viewing A Must
- EPC TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	80
England & Wales	EU Directive 2002/91/EC	





ANLABY PARK ROAD SOUTH

Ideally located off Anlabby Park Road South the property is close to local amenities including Sainsburys, Hessle Square, Hull City Centre, Clive Sullivan Way and /A63/M62 motorway links.

ENTRANCE HALL

LOUNGE

14'11 x 11'7 (4.55m x 3.53m)

BREAKFAST KITCHEN

8'2 x 14'11 (2.49m x 4.55m)

with a range of base and wall unit, laminate work surfaces, drawers, stainless steel sink unit, gas hob, electric oven, extractor hood, breakfast bar, built in fridge and freezer, plumbing for automatic washing machine, tiled floor, splash back tiling, double glazed window to rear elevation and double glazed entrance door.

LANDING

BEDROOM 1

14'3 x 8' from front of wardrobes (4.34m x 2.44m from front of wardrobes)

BEDROOM 2

9' x 9'10 max measurements (2.74m x 3.00m max measurements)

BEDROOM 3

10' max measurement x 6'11 max measurements (3.05m max measurement x 2.11m max measurements)

BATHROOM

7'9 x 5'5 (2.36m x 1.65m)

with three piece white suite, comprising panelled bath with shower above, wash hand basin, w.c., fully tiled to walls, vinyl floor covering, heated towel rail and two double glazed windows to the rear elevation.

EXTERNAL

Outside to the front of the property is a paved garden with brick walling forming boundary and side passage giving access to the rear garden which is mainly laid to lawn with patio and decking area, fence forming boundary with gate and two outdoor store sh

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 or pets accepted.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£178.84). 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 I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



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