



30 Sir Leo Schultz Road, Hull, HU6 9FL

- New Build Semi Detached House - Be The First Occupants of Home
- Built by Gleeson - New Development off Dane Park Road
- Double Aspect Lounge
- First Floor with Three Bedrooms
- Gardens with Parking and Garage
- All Brand New Fittings and Floor Coverings Throughout
- Entrance Hall with Stairs off
- Rear Facing Dining Kitchen with GF Wc Off
- Bathroom with Shower over the Bath
- Gas Fired Central Heating System and Double Glazing

£850 Per Calendar Month



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

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Be the first occupants of this brand new semi detached house. Built by Gleeson, the property has the benefit of off road parking with a single attached garage. Everything is brand new from the fittings, appliances and floor coverings throughout. The accommodation comprises:- Entrance hall, lounge, dining kitchen, ground floor WC, first floor, three bedrooms and bathroom. Gardens with parking and garage. Gas fired central heating system and double glazing. Bond £980.76. Viewing via Leonards please.

Location

Located off Dane Park Road on this modern development built by Gleeson. Local schooling is available nearby and the Tesco supermarket is within a short commute on Hall Road.

Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation, radiator and access into:

Lounge

10'0" x 16'2" max sizes (3.063m x 4.933m max sizes)

Windows to the front and side elevations, under stairs cupboard and radiator.

Dining Kitchen

13'6" x 10'10" (4.139m x 3.318m)

Fitted with a brand new range of base and wall units with contrasting work surfaces over which incorporate the single drainer sink unit with mixer tap. Appliances of electric oven with gas hob and hood over. Space for washing machine and fridge/freezer. Concealed gas fired central heating boiler, window to the rear elevation, radiator and French doors to the rear garden area.

Cloakroom WC

Suite of WC and wash hand basin, radiator.

First Floor Landing

Radiator and access to roof void (the landlords have advised that the loft hatch will be padlocked and is unable to be used by the incoming tenant. This is ensure that no items are stored in the roof space area and invalidate the warranty that the builder provides the landlord/owner with the sale of a brand new home.

Bedroom One

13'6" max x 8'3" (4.133m max x 2.515m)

Two windows to the front elevation and stairs bulkhead.

Bedroom Two

7'0" x 12'5" (2.159m x 3.802m)

Window to the rear elevation and radiator.

Bedroom Three

6'2" x 8'11" (1.898m x 2.743m)

Window to the rear elevation and radiator.

Bathroom

7'0" x 5'11" (2.157m x 1.815m)

Suite of brand new fittings of bath with shower attachment to the taps and mains shower over with screen, wash hand basin and WC. Window to the side elevation, radiator and part tiled walls.

Outside

The property has lawned front and rear garden areas.

Garage

9'0" x 16'7" (2.747m x 5.079m)

With up and over door and rear personal door.

Energy Performance Certificate

The current energy rating on the property is B (83).

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 (£196.15) 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 £980.76 which will be payable on the tenancy start date together with the first month's rent of £850. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water, gas and electric are connected. Prospective occupants are advised to check the Ofcom website for mobile/broadband coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenant Outgoings

From internet enquiries with the Valuation Office website the property has been not yet been placed in a Band for Council Tax purposes. Local Authority Reference Number.is to be confirmed. 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 still to be registered.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Lettings Market Appraisal/Valuation

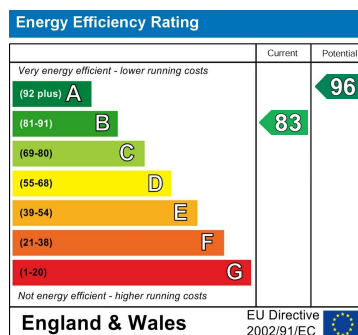
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