



## 13 Florence Avenue, Hessle, East Yorkshire, HU13 0AP

- Two Bedroom Mid Terrace House
- Entrance into Lounge
- Rear Lobby
- Two First Floor Bedrooms
- Bond £669.23
- Located off Hull Road close to Hessle Square
- Dining Area leads to Kitchen
- Ground Floor Bathroom
- Rear Garden Area
- Viewing via Leonards

**£580 Per Calendar Month**



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# 13 Florence Avenue, Hesse, East Yorkshire, HU13 0AP

Two bedroom mid terrace house, located close to Hesse Square and its respective amenities. The accommodation comprises:- Entrance into lounge, dining area, kitchen, rear lobby and a ground floor bathroom. On the first floor can be found the two bedrooms. Rear garden area. Gas fired central heating system and double glazing. Bond £669.23. Viewing via Leonards please.

## Location

Located off Hull Road, the property is well placed for access to a host of local amenities available within Hesse square. Sainsburys supermarket is within a short travelling distance and there is access into the city centre via Clive Sullivan Way.

## Entrance into Lounge

11'0" x 11'10" (3.355m x 3.620m)

Main front entrance door provides access into the lounge area. Window to the front elevation, wall mounted electric fire and radiator. Internal door and window.

## Dining Area

8'8" x 5'11" (2.656m x 1.824m)

Stairs lead off to the first floor accommodation with under stairs cupboard, radiator and open plan access into:

## Kitchen

8'2" x 9'10" (2.492m x 3.00m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Space for appliances, Ideal gas fired central heating boiler and window to the side elevation.

## Rear Lobby

Side access door, radiator and leads into:

## Ground Floor Bathroom

6'4" x 5'3" (1.933m x 1.605m)

Suite of bath with electric shower over, wash hand basin and WC. Window to the side elevation, radiator and tiling to the walls.

## First Floor

### Bedroom One

12'7" max x 9'10" max (3.844m max x 3.013m max)

Window to the front elevation and radiator.

### Bedroom Two

8'6" x 8'3" (2.614m x 2.523m )

Window to the rear elevation and radiator.

## Outside

The property has a rear garden area with side passage access. To the rear there is a useful garden shed.

## Energy Performance Certificate

The current energy rating on the property is D (61).

## 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 (£133.84) 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 £669.23 which will be payable on the tenancy start date together with the first month's rent of £580. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

## Services

The mains services of water, gas and electric are connected.

## Tenant Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes. Local Authority Reference Number HES131013000. 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

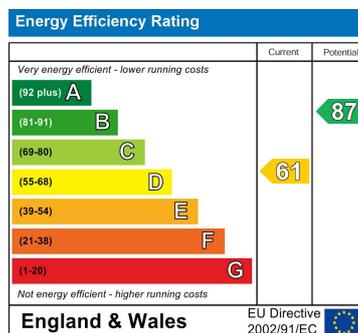
## Referral Fees

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).

## 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.





1. Money Laundering Regulations 2003 & Immigration Act 2014 : Intending tenants and permitted occupiers will be asked to produce identification documentation as part of the referencing process. 2. General: While we endeavour to make our letting particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: Where stated, these approximate room sizes or any stated areas are only intended as general guidance. 4. White Goods & Electrical Appliances: Where these are left in the property these can be used, however should any items require repair, or be beyond repair, the Landlord does not undertake to pay for repairs or to replace the items, except those which the Landlord is required to do by law. 5. Photographs: These may have been taken using a wide angle lens which also has the potential to make rooms look larger and may be representative of the property's accommodation historically and therefore viewing of the property is recommended before committing to being referenced and taking up a tenancy. 6. Leonards for themselves and their landlords of this property, whose agents they are give, notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective tenant. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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