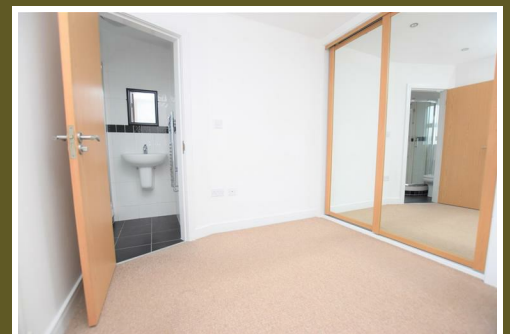




## Apartment 2 Harcross Yard, Mill View Road, Beverley, HU17 0PG

- Two Bedroom First Floor Apartment
- Open Plan Kitchen and Lounge
- Second Bedroom
- Off Road Parking Space
- Bond £750
- Ground Floor Entrance with Stairs
- Bedroom with En Suite Shower Room
- Shower Room
- Viewing Via Leonards

**£650 Per Calendar Month**



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# Apartment 2 Harcross Yard, Mill View Road, Beverley, HU17 0PG

IDEALLY LOCATED++HISTORIC TOWN OF BEVERLEY++MUST BE VIEWED. Well presented two bedroom first floor apartment ideally placed for the town of Beverley. Benefitting from its own parking space it has double glazed windows and gas central heating system. Accommodation comprises a ground floor entrance hall, stairs to the first floor, lounge with open plan access into kitchen with some integrated appliances, two bedrooms, En suite and a shower room. Single car parking space. Bond £750. Viewing via Leonards.

## Location

Situated within close proximity of Beverley town centre and the Flemingate development. Beverley is an extremely popular Historic Market Town with a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

## Ground Floor

### Entrance

Enter via the main door into the hallway.

### Entrance Hall

Radiator. Stairs leading to the first floor accommodation.

## First Floor

### Landing

Doors leading into the rooms. Radiator.

### Lounge

10'3" x 15'8" (3.144m x 4.794m)

Double glazed windows. Laminate flooring. Radiator. Spotlights. Opening into the kitchen.

### Kitchen

7'8" x 7'9" (2.350m x 2.364m)

Double glazed window. Fitted with a range of base, wall and drawer units with contrasting work surfaces. Stainless steel bowl sink with mixer tap. Electric hob and oven. Stainless steel chimney extractor over. Integrated appliances including a fridge freezer and dishwasher. Two pull out side drawer units. Tiled splash backs. Wall unit housing the combi boiler.

### Bedroom One

10'0" x 8'4" + door recess (3.071m x 2.565m + door recess)

Double glazed window. Radiator. Fitted mirror wardrobes with sliding doors. Door leading into the En-suite.

### En-Suite Shower Room

5'3" x 4'3" (1.614m x 1.296m)

Double glazed window. Shower enclosure with plumbed in shower, wash hand basin with mixer tap and low level flush WC. Tiled walls. Heated towel radiator.

### Bedroom Two

11'6" x 8'9" (3.524m x 2.676m)

Double glazed window. Radiator. Spotlights.

### Shower Room

4'10" x 6'6" (1.485m x 2.001m)

Double glazed window. Wash hand basin with mixer tap, shower enclosure with plumbed in shower and low level flush WC. Heated towel radiator. Vent. Tiled walls.

## External

Off road parking space for one vehicle.

## Services

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

## Outgoings

From internet enquiries with the valuation Office website the property has been placed in Band B for Council Tax purposes, Local Authority Reference Number: BEV705001012. Prospective tenants should check this information before making any commitment to take up a lease of the property.

## 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 (£150) 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 £750 which will be payable on the tenancy start date together with the first month's rent of £650. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

## Energy Performance Certificate

The current energy rating on the property is C (75).

## 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.

## Tenure

The tenure of this property is Freehold.

## Agents Note

Please note the washing machine shown on the photograph will be removed and the prospective tenant will need to provide their own machine.

## Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

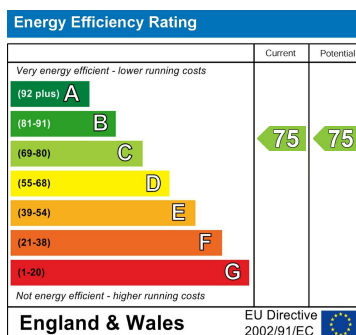
## Referral Fees

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 procreation 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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