



## 4 Cherry Tree Lane, Beverley, East Yorkshire, HU17 0BB

- Two Bedroom Mid Terrace House
- Galley Style Kitchen
- Rear Courtyard Area
- Gas Central Heating System
- Bond £801.92
- Two Reception Rooms
- First Floor Bathroom
- Popular Town Location
- Majority Double Glazing
- Viewing Via Leonards

**£695 Per Calendar Month**



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# 4 Cherry Tree Lane, Beverley, East Yorkshire, HU17 0BB

Two bedroomed mid-terraced house, located in the market town of Beverley. The accommodation briefly comprises:- Two reception rooms, galley style kitchen, utility area, two bedrooms and bathroom, gas central heating system and majority double glazing, rear courtyard. Bond £801.92. Viewing via Leonards please.

## Location

The property is situated towards the southern end of Cherry Tree Lane, close to its junction with Grovehill Road, within walking distance from the train station, St Nicholas Primary School and Beverley Town centre, which offers a comprehensive range of shops and services. 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. Beverley lies approximately ten miles to the north of the City of Hull, 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.

## Lounge

12'0" to cb x 11'7" (3.668m to cb x 3.541m)

Main front entrance door provides access into the property. Window to the front elevation, radiator, wooden effect flooring and meter cupboard.

## Lobby

Stairs to the first floor.

## Dining Room

11'6" to cb x 11'6" + alcove (3.507m to cb x 3.508m + alcove)

Window to the rear elevation, radiator, wooden effect flooring and under stairs meter cupboard.

## Kitchen

5'5" x 9'0" (1.662m x 2.752m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Electric oven with gas hob and hood over. Radiator and window to the side elevation.

## Rear Lobby

Wooden side entrance door, window to the rear elevation. Radiator, space for fridge/freezer and washing machine.

## First Floor

### Bedroom One

11'1" to cupboard x 11'8" (3.392m to cupboard x 3.580m)

Window to the front elevation, cupboard and radiator.

### Bedroom Two

8'1" to cupboard x 11'9" (2.488m to cupboard x 3.597m)

Window to the rear elevation, radiator and boiler cupboard.

## Inner Landing Area

With radiator and access to rooms off.

## Bathroom

5'5" x 9'1" (1.659m x 2.781m)

Step down into the bathroom area. Containing a suite of bath with shower attachment to the taps, wash hand basin and WC. Window to the side elevation, cupboard, part tiled walls, radiator and part sloping ceiling profile.

## Outside

The property fronts directly onto the footpath, there is a rear yard area with shed.

## Energy Performance Certificate

The current energy rating on the property is C (69).

## 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 (£160.38) 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 £801.92 which will be payable on the tenancy start date together with the first month's rent of £695. 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. None of the services or appliances including boilers, fires and any room heaters have not been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## Tenant 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 BEV558004000. 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

## Free Lettings Market Appraisal/Valuation

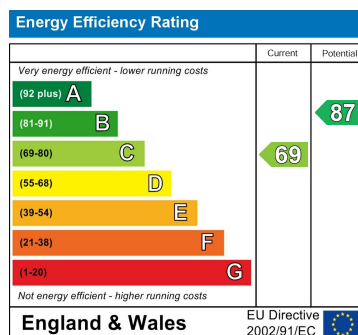
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