



## 91 Rockford Avenue, Hull, East Yorkshire, HU8 8JA

- Two Bedroom Mid Terrace House
- Lounge
- First Floor
- Small Garden Areas
- Double Glazing
- Entrance Hall
- Rear Facing Kitchen
- Two Bedrooms and Bathroom
- Gas Central Heating System
- Bond £634

**£650 Per Calendar Month**



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# 91 Rockford Avenue, Hull, East Yorkshire, HU8 8JA

Two bedroom mid terrace house with accommodation comprising of an entrance hall, lounge, fitted kitchen, two bedrooms and a bathroom with a white three piece suite. Gardens to the front and rear. Gas central heating system and double glazing. Bond £634. Viewing via Leonards please.

## Location

The property is located on Rockford Avenue, which is off Chamberlain Road, East Hull.

## Entrance Hall

Enter via a main entrance door with adjoining window to the front elevation. Stairs to the first floor accommodation. Radiator. Door leading into the lounge. Part tiled/ carpeted floor.

## Lounge

10'11" x 13'7" into bay (3.341m x 4.148m into bay)

Bay window to the front elevation, radiator and opening into:

## Kitchen

13'11" x 6'5" (4.253m x 1.974m)

Fitted base, wall and drawer units with contrasting work surfaces. Stainless steel sink unit with mixer tap. Gas hob with an electric oven. Stainless steel chimney extractor. Plumbing for an automatic washing machine. Space for a fridge freezer. Contemporary splash backs. Wall mounted combi boiler. Radiator. Under stairs cupboard with meters. Window to the rear elevation with adjoining rear entrance door.

## First Floor Landing

Doors into two bedrooms and bathroom.

## Bedroom One

10'11" + recess x 12'6" (3.352m + recess x 3.826m)

Bay window to the front together with another window to the front elevation and radiator.

## Bedroom Two

8'0" x 7'11" (2.449m x 2.434m)

Window to the rear elevation and radiator.

## Bathroom

5'7" x 5'0" (1.709m x 1.543m)

Comprising of a panel bath with mixer tap and shower fitment, pedestal wash hand basin and low level flush WC. Radiator and window to the rear elevation.

## Outside

Low maintenance garden to the front. Artificial grass to the rear with fencing to the surrounds and a rear gate.

## Energy Performance Certificate

The current energy rating on the property is C (70).

## 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 (£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).

## 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 00190098009104. 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.

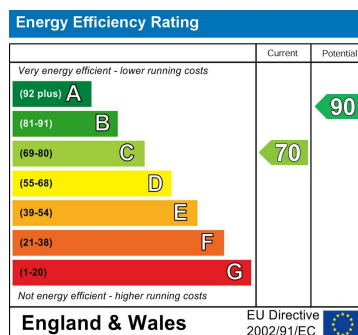
## Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

## Free Lettings Market Appraisal/Valuation

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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