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64 Hereford Street, Hull, East Yorkshire, HU4 6QH

- Two Bedroom End Terrace House
- Entrance Lobby
- Kitchen
- Two First Floor Bedrooms
- Gas CH System and Majority Double Glazed
- Recently Freshened Up Decoration
- Lounge and Dining Area
- Ground Floor Bathroom
- Front Forecourt and Rear Yard
- Deposit £634.61

£550 Per Calendar Month



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64 Hereford Street, Hull, East Yorkshire, HU4 6QH

Two bedroom end terrace house, located off Hessle Road. The property is well placed for local amenities and the Asda supermarket. The accommodation has been recently freshened up with décor and carpets. The accommodation comprises:- Entrance lobby, lounge, dining area, kitchen, ground floor bathroom, first floor, two bedrooms, front forecourt and rear yard area. Gas central heating system and majority double glazed. Deposit £634.61. Viewing via Leonards please.

Location

Located off Hessle Road, the property is well placed for local facilities nearby including an Asda supermarket.

Entrance Lobby

Main front entrance door provides access into the property. Inner part glazed internal door leads into:

Lounge Area

11'10" x 14'0" max into bay (3.619m x 4.269m max into bay)

Bay window to the front elevation, radiator, wall mounted electric fire and open access into:

Dining Area

9'4" to stairs x 8'9" (2.858m to stairs x 2.673m)

Stairs lead off to the first floor accommodation, small high mounted single glazed window on the stairway. Radiator and access into:

Kitchen

5'3" x 11'8" (1.605m x 3.578m)

Containing a range of base and wall units, work surfaces with single drainer sink unit. Gas oven with space for appliances and window to the rear elevation.

Rear Lobby

Rear entrance door and access into:

Ground Floor Bathroom

5'6" x 5'9" + 2'5" x 5'4" (1.683m x 1.768m + 0.760m x 1.637m)

Suite of bath with shower, wash hand basin and WC. Window to the rear and radiator.

First Floor

Bedroom One

11'10" max x 11'8" into window (3.607m max x 3.563m into window)

Window to the front elevation and radiator.

Bedroom Two

8'11" x 11'0" (2.722m x 3.372m)

Window to the rear elevation, radiator and boiler cupboard with gas fired central heating boiler.

Outside

There is a small front forecourt, side passage access with gateway to the rear yard area with garden shed.

Energy Performance Certificate

The current energy rating on the property is D (56).

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 (£126.92) 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 £634.16 which will be payable on the tenancy start date together with the first month's rent of £550. 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, The current charges for 2022 are £1256.80 - . Local Authority Reference Number 00010254006408. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

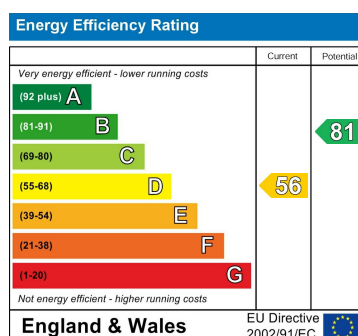
Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777





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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