

LEONARDS

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5 Whitedale, Gloucester Street, Hull, East Yorkshire, HU4 6PU

- Attractive terrace property
- Lounge and dining/ kitchen
- Ground Floor bathroom
- Yard to the rear
- Newly laid flooring 2025
- Two double bedrooms
- Gas central heating
- Garden to front
- Bond £750
- Viewings via Leonards

£625 Per Calendar Month



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5 Whitedale, Gloucester Street, Hull, East Yorkshire, HU4 6PU

Attractive two bedroom terraced property. Having gas central heating and accommodation comprising of a lounge, fitted dining/kitchen, rear lobby, bathroom, and two double bedrooms. Garden to the front and a yard to the rear. MUST BE VIEWED. Bond £721.15

LOCATION

The area offers excellent amenities including good local shops, primary schools and Pickering Park with its fishing lake. Good road links can be accessed via Priory Way to the A63 and the motorway network. The property is within easy access to the Asda Superstore on Hessle Road.

GROUND FLOOR

ENTRANCE

Enter via main door leading into the lounge.

LOUNGE

13'3 x 12'0 (4.04m x 3.66m)

Bay window to the front. Wall mounted remote control electric fire. TV aerial. Double doors leading into the dining kitchen. Coving to the ceiling.

DINING KITCHEN

14'3 x 10'6 max (4.34m x 3.20m max)

Stairs leading to the first floor accommodation. Fitted base, wall and drawer units with contrasting work surfaces. Plumbing for a washing machine. Window to the rear. Tiled splash backs. Under stairs cupboard. Stainless steel sink unit. Door into rear lobby. Single radiator.

REAR LOBBY

Door leading outside. Door leading into the bathroom.

BATHROOM

8'6 x 4'10 (2.59m x 1.47m)

Window to the side aspect. Panel bath with mixer tap and shower fitment. Wash hand basin. Low level flush WC. Single radiator. Fully tiled walls.

FIRST FLOOR/LANDING

Doors leading into two bedrooms.

BEDROOM ONE

12'8 x 12'0 (3.86m x 3.66m)

Bay window to the front aspect, newly laid carpet. Single radiator.

BEDROOM TWO

10'0 x 9'3 (3.05m x 2.82m)

Window to the rear aspect, newly laid carpet. Single radiator. Loft hatch. Cupboard with combi boiler.

EXTERNAL

Low maintenance garden to the front with grey slate chips. To the rear is a yard with a gate leading into a pedestrian area.

SERVICES

The mains services of water, gas, drainage and electric are connected. The property has a combi boiler providing gas central heating and hot water.

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:00010237000505. Prospective tenants should check this information before making any commitment to take up references or a lease of the property.

ENERGY PERFORMANCE CERTIFICATE

The current energy rating on the property is D(66)

VIEWINGS

Strictly through the sole agents Leonards (01482) 375212.

FREE VALUATION/MARKET APPRAISAL

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.

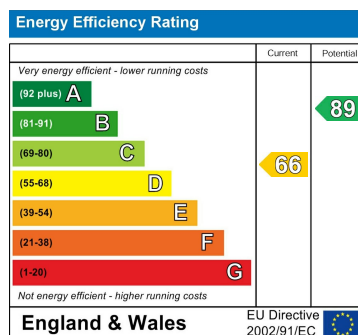
Tenure

The tenure of this property is Freehold.

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 (£144.23) 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 £721.15 which will be payable on the tenancy start date together with the first month's rent of £625. The deposit will be registered with the Tenant Deposit Scheme. (TDS).





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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