



1 Glen Almond, Bilton, East Yorkshire, HU11 4BX

LEONARDS

SINCE 1884

- Well presented semi detached
- Modern kitchen uPVC D/G
- Bilton Location
- Spacious rear garden

- Three bedrooms
- 1st Floor bathroom
- Bond - £951

- Lounge & dining area
- Private drive & garage
- Available now

£825 Per Calendar Month



GROUND FLOOR

ENTRANCE

Enter via an uPVC double glazed door to the side of the property into the hall.

ENTRANCE HALL

An uPVC double glazed side screen. Stairs leading to the first floor accommodation. Radiator. Door leading into the lounge. Laminate flooring. Telephone point.

LOUNGE

13'5" x 13'2" (4.09 x 4.01)

An uPVC double glazed window to the front aspect. Opening into the dining area. Radiator. Under stairs cupboard. TV aerial.

DINING AREA

9'2" x 7'5" (2.79 x 2.26)

An uPVC double glazed window to the rear aspect. Radiator. Laminate flooring. Door leading into the kitchen.

KITCHEN

9'11" x 8'9" (3.02 x 2.67)

An uPVC double glazed window to the rear aspect. Fitted with a range of cream base and wall units with drawers and contrasting work surfaces. Stainless steel sink with mixer tap. Electric oven and hob. Stainless steel chimney extractor over. Tiled splash back areas. Wall unit housing the combi boiler. Radiator. Plumbing for an automatic washing machine. Storage area. An uPVC double glazed door to the side leading out to the rear garden.

FIRST FLOOR/LANDING

An uPVC double glazed window to the side aspect. Loft hatch. Doors leading into all rooms. Storage cupboard.

BEDROOM ONE

12'7" x 9'2" (3.84 x 2.79)

An uPVC double glazed window to the front aspect. Radiator. Laminate flooring. TV aerial.

BEDROOM TWO

10'8" x 9'2" (3.25 x 2.79)

An uPVC double glazed window to the rear aspect. Radiator. Telephone point.

BEDROOM THREE

7'7" x 7'2" (2.31 x 2.18)

An uPVC double glazed window to the front aspect. Radiator.

BATHROOM

7'0" x 5'5" (2.13 x 1.65)

An uPVC double glazed window to the rear aspect. Radiator. White suite incorporating a pedestal wash hand basin, low level flush WC and a panel bath with electric shower over. Fully tiled walls. Coving to the ceiling.

EXTERNAL

At the front of the property is a lawn garden. There is a drive that leads to a garage. At the rear are lawn areas and a path leads up to a block paved patio area. There is fencing and walls to the surrounds. Side gate that leads to the front of the property. Door leading into the garage.

GARAGE

17'1" x 9'1" (5.21 x 2.77)

Brick built. Up and over door. Windows to the side and rear aspects. Power supply and lighting.

SERVICES

The mains services of water, gas and electric are connected. The property has a combi boiler which provides central heating to panelled radiators throughout the property, and for the hot water.

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: 00260010000106. Prospective tenants should check this information before making any commitment to take up a lease of the property.

ENERGY PERFORMANCE CERTIFICATE

The property has a current energy rating of C (74).

VIEWINGS

Strictly through the sole agents Leonards (01482) 375212.

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.

References & Security Bond

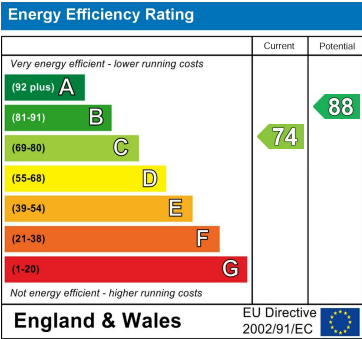
Interested parties should contact the agents office for a referencing pack, which will detail the procedure for making an application to be considered as a tenant for the property. On receipt of the application form a holding deposit equivalent to one weeks rent (£190) will be required. This amount will be deducted from the first month's rent due on the tenancy start date. The security bond required for the property is £951 which will be payable on the tenancy start date together with the first month's rent of £825. The deposit will be registered with the Tenant Deposit Scheme. (TDS).





Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales 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: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given 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 purchaser. 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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