

LEONARDS

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Estate Agents
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6 Albert Square, Ella Street, Hull, HU5 3AW

- Two Bedroom Mid Terrace House
- Located off Ella Street
- Entrance Hall with Stairs off
- Rear Facing Dining Room
- Two First Floor Bedrooms and Shower Room
- Well Presented Freshened Up Accommodation
- Close to Newland Avenue
- Front Facing Lounge
- Kitchen with Lobby and GF WC
- Front Garden and Rear Yard

£795 Per Calendar Month



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6 Albert Square, Ella Street, Hull, HU5 3AW

Well presented two bedroom mid terrace house. Located in the Newland area, off Ella Street the accommodation comprises:- Entrance hall, lounge, dining room, kitchen, rear lobby, ground floor WC, first floor, two bedrooms and shower room. Front garden and rear yard area. Bond £917.30. Viewing via Leonards please.

Location

Located in the Newland area off Ella Street. Newland Avenue is a vibrant part of the city and offers a range of local amenities and facilities.

Entrance Hall

Main single glazed front entrance door provides access into the property. Stairs lead off to the first floor accommodation, radiator and wooden effect flooring.

Lounge

10'3" x 13'7" into bay (3.141m x 4.161m into bay)

Bay window to the front elevation, fire surround with electric fire and radiator.

Dining Room

13'8" to back of cb x 11'5" (4.170m to back of cb x 3.493m)

Window to the rear elevation, fire surround with electric fire, radiator and under stairs cupboard.

Kitchen

7'6" x 14'1" (2.302m x 4.318m)

Fitted with a range of matching base and wall units, contrasting work surfaces incorporate the single drainer sink unit with mixer tap.

Appliances of electric oven with gas hob and hood over. Space for washing machine. Windows to the side elevation with side entrance door.

Wooden effect flooring.

Lobby

7'10" x 4'1" (2.389m x 1.245m)

Space for upright fridge freezer, window to the side elevation. Access into:

Ground Floor WC

7'0" x 2'7" (2.148m x 0.800m)

Suite of WC and wash hand basin, window to the side elevation and wooden effect flooring.

First Floor Landing

Access to all rooms off.

Bedroom One

13'8" to back of cb x 11'2" (4.174m to back of cb x 3.409m)

Two windows to the front elevation, radiator and high level cupboards.

Bedroom Two

9'6" x 11'5" (2.914m x 3.485m)

Window to the rear elevation, radiator and cupboard.

Shower Room

6'3" x 8'8" (1.925m x 2.645m)

Suite of shower cubicle with mains plumbed shower, wash hand basin and WC. Window to the rear elevation, radiator and boiler cupboard housing the gas fired central heating boiler.

Outside

The property has a small rear yard area. In front of the property there is a garden area this is divided by the pedestrian footpath which serves the row of properties.

Energy Performance Certificate

The current energy rating on the property is D (61).

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 (£183.46) 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 £917.30 which will be payable on the tenancy start date together with the first month's rent of £795. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

Services

The mains services of water, gas and electric are connected. Prospective occupants are advised to check the Ofcom website for mobile/broadband coverage <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 A for Council Tax purposes. Local Authority Reference Number 00070083000607. 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.

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).

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Lettings Market Appraisal/Valuation

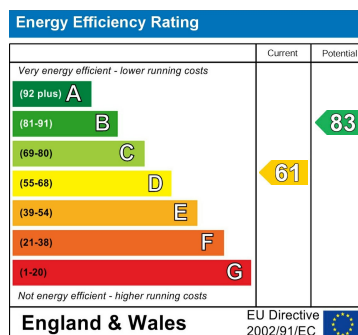
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1. Money Laundering Regulations 2003 & Immigration Act 2014 : Intending tenants and permitted occupiers will be asked to produce identification documentation as part of the referencing process. 2. General: While we endeavour to make our letting particulars 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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