



58 North Bar Without, Beverley, HU17 7AB

- Three Storey Period Cottage
- Entrance into Lounge
- Two Double Bedrooms
- Study/Bedroom Three
- Walled Cottage Garden
- Extended & Modernised
- Modern Fitted Kitchen Diner
- Bathroom and separate WC
- Desirable Location
- Gas Central Heating

£850 Per Calendar Month



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58 North Bar Without, Beverley, HU17 7AB

Desirable traditional Town House set over three storeys with period features and attractive garden to the rear.

Accommodation

The accommodation is arranged over three floors and is approached through a panelled front entrance door, with window light over:

Entrance into Lounge

Feature cast iron basket grate fireplace (purely decorative) with slate hearth and slip inset, stripped pine surround and mantel, television connection, single panel radiator and stairs leading to first floor.

Kitchen Diner

Feature tiled inglenook to dining area, modern fitted kitchen with white fronted facings to include base, drawer and wall units, complemented by granite effect work surfaces and plinth, inset one and a half bowl stainless steel sink unit with mixer tap. Integrated stainless steel fronted oven grill with ceramic four plate hob, having a stainless steel splash back and canopy hood extractor over, integrated fridge freezer, dishwasher and free standing washing machine, the kitchen in part having a cambered ceiling with inset Velux window, spot lighting, single panel radiator and glazed and panel rear entrance door to gardens and yard area.

Enclosed Stairs

Having recessed storage cupboard leading up to first floor landing.

Bedroom One

With feature basket grate fire place - purely decorative, surround and mantel, television and telephone point and single panel radiator.

Bathroom

Having white two piece suite comprising of panel bath with mixer shower and separate independent electric shower over, pedestal wash hand basin, corner display shelving, single panel radiator and recessed immersion cupboard housing central heating boiler and hot water cylinder.

Separate W.C.

With low flush W.C.

Enclosed Stairs

With half landing and stairs leading to second floor landing.

Bedroom Two

Having dormer window to the frontage, fitted wardrobe and storage unit, recessed eaves storage and single panel radiator.

Study/Bedroom Three

Having cambered ceiling with inset Velux type window opening to the rear elevation and drop down desk unit.

Exterior

To the frontage there is permit parking set behind a belt of mature trees and the main carriageway. To the rear there are enclosed gardens comprising of brick set paved area, brick and tile storage outbuildings and separate W.C., bin storage area, planted beds with ornamental plants and shrubs, small lawn and patio seated area.

Services

The main services of gas, water, electric and drainage are connected, the property having a gas fired central heating system to panel radiators throughout the accommodation. On street parking is available on application for a permit, a second permit may be obtained for a higher fee.

Outgoings

Internet enquiries to the Valuation Office Website indicate the property has been placed in Band C, reference BEV229018000, for Council Tax Purposes. Prospective tenants are advised to check this information before making a commitment to take up references for the tenancy.

References and Security Bond

Parties should contact the agents office to express their interest in being considered for the tenancy after firstly viewing the property. Prior to the referencing process the tenant(s) will be asked to pay a holding deposit of one week's rent (£196.15), if successful, the tenant will have this deducted from the deposit, if the initial information provided by the tenant is materially incorrect, then Leonards will keep the deposit. The security bond required for the property is £980.76 which will be payable on the moving date together with the first month's rent of £875. The deposit will be registered with the Tenants Deposit Scheme.

Agents' Notes

1. A Right of Way will be granted over the immediate neighbouring property for placing out on the public highway of waste bins ONLY.
2. No Pets or Smokers.
3. Any free standing appliances within the property are provided should the tenant wish to use these, however the landlord will be under no obligation to undertake repairs or replacement should these break down. Prospective tenants should advise if these are not required and they will be removed by the Landlord.

Energy Performance Certificate (EPC)

EPC rating E.

Free Letting Appraisal

Thinking of letting your property or not achieving the interest you expected with your current agent? Then please contact Leonards on 01482 375 212 for a free Letting Market Appraisal.

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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