



6 Chichester Bungalows, Main Road, Sproatley, East Yorkshire,

- Versatile Semi Detached Bungalow
- Lounge or could be an Additional Bedroom
- Side Bedroom Two
- Kitchen
- Gardens to Front and Rear
- Entrance Hall
- Front Bedroom One
- Rear Facing Sitting or Dining Room
- Shower Room
- Viewing Via Leonards

£750 Per Calendar Month



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

6 Chichester Bungalows, Main Road, Sproatley, East Yorkshire,

Semi detached bungalow, occupying a main road frontage. The versatile accommodation comprises:- Entrance hall, lounge or this could be an additional bedroom, front facing bedroom one, side facing bedroom two, rear facing sitting room or dining room, kitchen and shower room. Garden areas to the front and rear. Gas fired central heating system and double glazing. Bond deposit £865.38. Viewing via Leonards please.

Location

The village offers a reasonable range of local services including two public houses Post Office/store and primary school.

Entrance Hall

Main front entrance door provides access into the property. Radiator, access to roof void and doors to rooms off.

Lounge or could be an Additional Bedroom

11'11" x 12'0" + bay (3.653m x 3.671m + bay)

A front facing room with bay window, fire surround with coal effect gas fire and two radiators.

Bedroom One

12'0" x 10'5" + bay (3.671m x 3.182m + bay)

Bay window to the front elevation and two radiators.

Rear Sitting Room or Dining Room

15'4" x 12'2" (4.697m x 3.721m)

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

Bedroom Two

11'11" x 8'8" (3.657m x 2.655m)

Window to the side elevation and radiator.

Kitchen

7'8" x 11'6" (2.356m x 3.524m)

Containing a range of base and wall units, work surfaces with single drainer sink unit. Slot in electric cooker and space for further freestanding appliances. Wall mounted gas fired central heating boiler and windows to the side and rear elevations with side entrance door.

Shower Room

9'6" + door area x 4'7" (2.900m + door area x 1.404m)

Suite of shower cubicle, wash hand basin and WC. Window to the side elevation, part tiled walls and electric towel rail heater.

Outside

The property occupies a pleasant garden plot and stands slightly elevated from the main road. The rear garden has a concrete area adjoining the rear of the bungalow with stoned and lawned areas beyond.

Energy Performance Certificate

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

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 (£173.07) 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 £865.38 which will be payable on the tenancy start date together with the first month's rent of £750. 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 B for Council Tax purposes. Local Authority Reference Number SPR009006000. 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

Free Lettings Market Appraisal/Valuation

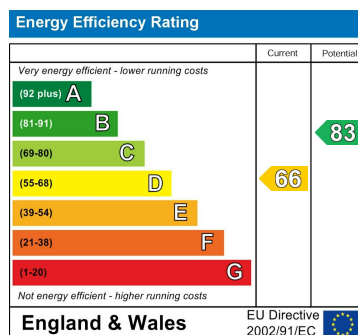
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