



12 Gorthorpe, Hull, HU6 9EZ

LEONARDS

SINCE 1884

- MODERN THREE BEDROOM PROPERTY
- GOOD SIZED FRONT AND REAR GARDENS
- COUNCIL TAX BAND - A

- SPACIOUS PROPERTY
- FRESHLY DECORATED THROUGHOUT
- EPC - C

- OPEN PLANNED KITCHEN/DINING SPACE
- VIEWINGS VIA LEONARDS 01482 375212

Situated on the outskirts of Orchard Park Estate, this property looks out onto fields from the front. offering three good sized rooms as well as a modern open planned kitchen/diner.

£675 Per Calendar Month



Front External

Accessed via a low fence you have a pathway to front door with lawn laid surrounding.

Entrance Porch

Accessed via the front door, allowing access into the Kitchen. Storage cupboard and radiator.

Kitchen

A modern kitchen which is open planned with the Dining Room. The kitchen compromises of; a range of wall and base units with contrasting work surface, tiled splashback to surround, integrated oven and induction hob, sink inset with mixer tap, window to the front.

Dining Room

A great space which can be used for several uses, with open planned access to the Kitchen, staircase to the 1st Floor and access into the lounge. window and door to the rear allowing access to rear garden. Radiator.

Lounge

A good sized Lounge with patio doors to the rear. Radiator.

First Floor Landing

Access to all three bedroom & bathroom.

Bedroom One

Bedroom One with window to the rear. Radiator.

Bedroom Two

Another good sized bedroom with window to the rear. Radiator.

Bedroom Three

Bedroom with windows to the front. Radiator.

Bathroom

Modern bathroom with bathtub and overhead shower, shower screen, hand basin and W.C. Window to front and radiator.

Rear External

A good sized garden with fence to surround.

Energy Performance Certificate

The current energy rating on the property is C.

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 (£155.76) 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 £778.84 which will be payable on the tenancy start date together with the first month's rent of £675. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:-

<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 00340271001201. 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.

Free Lettings Market Appraisal/Valuation

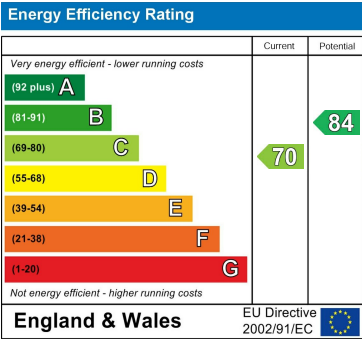
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