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**30 Cowgate, Welton, East Yorkshire, HU15 1NB**

- Detached Cottage
- Access to A63/M62 Motorway
- Central Location
- Popular West Hull Village
- Two Bath/Shower Rooms
- Three Double Bedrooms
- Three Reception Rooms

**£850 Per Calendar Month**



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: [info@leonards-property.co.uk](mailto:info@leonards-property.co.uk)

Website: [www.leonards-property.co.uk](http://www.leonards-property.co.uk)

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: [brough@leonards-property.co.uk](mailto:brough@leonards-property.co.uk)



# 30 Cowgate, Welton, East Yorkshire, HU15 1NB

Detached Period Three Bedroom Cottage with Two Bath/Shower Rooms. Central location within this popular West Hull Village

Three Reception Rooms, Well Appointed Kitchen with Range Cooker & Various Appliances, Cellar and Utility, Three Double Bedrooms and Useful Loft Store, Bathroom and Separate Shower Room.

Convenient for Village Services and access to A63/M62 Motorway Link  
Unfurnished. (carpets, curtains and certain built in kitchen appliances).

## Location

The property is centrally located within this popular picturesque west Hull village, being particularly convenient for access to the A63/M62 motorway link, the nearby South Hunsley school and village public house, the Green Dragon. A wider range of services and facilities are available in the nearby village of Brough which include shops, recreational facilities and amenities including a mainline railway station.

## Reception Room

Reception room with electric fire. Accessed via the front external door with window to the front elevation and allowing access into Kitchen. Radiator. New carpet and freshly painted

## Lounge / Dining Room

A great open planned space benefitting from feature fireplace, windows to the front and rear and radiators. New carpet and freshly painted

## Kitchen

Kitchen breakfast room having quarry type floor and hand made fitted kitchen including base drawer wall units having solid oak work surfaces and mosaic tile splashback, breakfast bar, inset Range Master gas cooker with extractor over, sink unit and drainer with mixer tap, integrated fridge and freezer, dishwasher, with feature vaulted ceiling. Behind a panelled door is the staircase to the first floor;

## First Floor

Allowing access to all three bedrooms, Bathroom & Shower Room.

## Bedroom One

Double bedroom with window to the front, feature fireplace, storage cupboard and radiator. New carpet and freshly painted.

## Bedroom Two

Double bedroom with hard flooring, feature fireplace and window to the front. Radiator.

## Bedroom Three

The third Bedroom has a window to the rear, panelled door allowing access into the loft space. New carpet and freshly painted, radiator. New carpet and freshly painted

## Loft Space

A great addition to the property offering ample storage space.

## Shower Room

With shower cubicle, low flush W.C. Pedestal wash hand basin and again with tubular radiator and extractor unit.

## Bathroom

Bathroom having full suite including roll top enamel bath, pedestal wash hand basin and W.C., all with brass fittings, tubular panel radiator and cupboard housing gas combination boiler, window to the rear and radiator.

## Outside

Parking available on Ingmires with pedestrian access to rear flagged courtyard style garden, incorporating brick garden store with outside tap.

## Viewing

Strictly through the sole agents Leonard (01482) 330777.

## 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>

## Tenure

The tenure of this property is Freehold.

## Tenant Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

## 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 (£196.15) 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 £980.76 which will be payable on the tenancy start date together with the first month's rent of £850. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

## Energy Performance Certificate

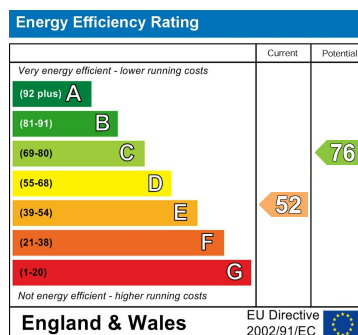
The current energy rating on the property is - E



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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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