

LEONARDS

SINCE 1884

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15 Ingram Avenue, Bilton, Hull, HU11 4HS

- WELL SIZED BUNGALOW
- TWO DOUBLE BEDROOMS
- GARAGE AWAY FROM PROPERTY
- AVAILABLE NOW
- DESIREABLE LOCATION
- LOVELY FRONT AND REAR GARDENS
- EPC TBC
- CALL 01482 375212 TO ARRANGE VIEWING

£750 Per Calendar Month



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15 Ingram Avenue, Bilton, Hull, HU11 4HS

A well presented bungalow within the Bilton area offering two good sized bedrooms, great sized lounge and lovely external gardens to front and rear.

Available now, please call the office on 01482 375212

Front External

Surrounded partially by a low wall and hedge, with side access to the rear garden. Accessing the entrance porch via external door.

Entrance Porch

Accessed from the front door, allowing access to lounge and Bedroom Two.

Lounge

A great sized Lounge with a large window to the front, emitting great light into the property. Allowing access into the hallway. Radiator.

Hallway

Allowing access into Bedroom One, Kitchen, Bathroom and separate W.C.

Kitchen

The Kitchen is well proportioned with a range of wall and base units, tiled splashback, sink inset with taps over, window to the rear and external door to the side leading to the rear garden. Radiator.

Bedroom One

This double bedroom has a large window to the rear, storage cupboards built in and a cupboard housing the boiler. Radiator.

Bedroom Two

An additional double bedroom with a window to the side, large storage cupboard and radiator.

Shower Room

This tiled modern Shower Room has a large shower cubicle with over head shower, hand basin enclosed within vanity unit,

W.C.

Situated off the hallway offering access to a low flush w.c.

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 B for Council Tax purposes. Local Authority Reference Number BIL024015000. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

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>

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).

Energy Performance Certificate

The current energy rating on the property is TBC

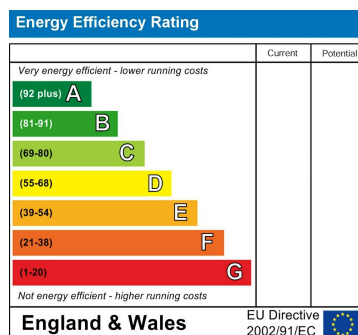
Free Lettings Market Appraisal/Valuation

Thinking of letting your house, or not achieving the interest you expected on your property currently on the market? Then contact Leonards who have great success in the letting of properties throughout Hull and the East Riding of Yorkshire.

Viewings

Strictly through the sole agents Leonards 01482 375212





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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