



46 Wexford Avenue, Hull, East Yorkshire, HU9 5EJ

- Three Bedroom End Terrace House
- Well Presented with Fresh Décor and Carpets
- Front Facing Lounge
- First Floor Landing
- Small Front Garden with Larger Rear Garden and Outhouse
- Off Road Parking Space
- Entrance with Stairs off
- Rear Facing Kitchen Diner
- Three Bedrooms and Bathroom
- Bond £865.38

£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

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Well presented three bedroom end terrace house, having been recently freshened up with décor and carpets. Off road parking space to the front. The accommodation comprises:- Entrance, lounge, kitchen/diner, first floor landing, three bedrooms and bathroom. Small front garden area with parking space for one car. Rear garden area with outhouse. Gas fired central heating system and double glazing. Bond £865.38. Viewing via Leonards.

Location

Located off Annandale Road and Preston Road close to the Sports Stadium the property is within a short driving distance of the Holderness Road shopping area with its variety of local amenities including public transport, local schooling, a park with boating area and play facilities.

Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation radiator and access into:

Lounge

11'7" to back of cb x 14'10" (3.552m to back of cb x 4.540m)

Window to the front elevation and radiator. Under stairs meter/storage cupboard. Door leading into the kitchen/diner.

Kitchen/Diner

15'0" x 8'1" (4.582m x 2.483m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Space for appliances. Wall mounted gas fired central heating boiler, radiator and window to the rear elevation with rear entrance door.

First Floor Landing

Loft hatch. Doors leading into three bedrooms and bathroom.

Bedroom One

9'9" max x 14'3" max (2.986m max x 4.347m max)

Window to the front elevation, radiator and cupboard.

Bedroom Two

8'10" x 8'11" (2.693m x 2.720m)

Window to the rear elevation and radiator.

Bedroom Three

6'11" x 9'11" includes bulkhead (2.115m x 3.037m includes bulkhead)

Window to the front elevation, radiator and bulkhead.

Bathroom

7'10" x 5'5" (2.404m x 1.666m)

Three piece suite of bath with shower attachment to the taps, wash hand basin and WC. Window to the rear elevation, tiling to the walls and towel rail radiator.

Outside

Garden areas to the front and rear. Shared passage leading to the rear garden. Outhouse to the rear.

Energy Performance Certificate

The current energy rating on the property is D (61).

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).

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

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 not 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 00380015004609. 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.

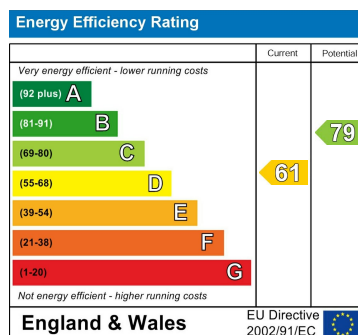
Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Lettings Market Appraisal/Valuation

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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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