



4 Greenfield Garth, Hull, HU6 7YF

**LEONARDS**

SINCE 1884

- **Ground-floor Studio**
- **Communal Parking**

- **Great Access Out Of The City**
- **Council Tax Band A**

- **Beverley High Road**
- **EPC - E**

Located in Kingston Upon Hull, this one-bedroom Studio flat at Greenfield Garth offers a practical living arrangement. The property features a bathroom equipped with a shower, and an open-plan living area that seamlessly integrates with the kitchen. The kitchen is fitted with essential appliances, providing a functional space for cooking and dining.

This property is situated in a location that offers easy access to local amenities, including shops, restaurants, and public transport options, making it a convenient choice for those looking to enjoy city living. Overall, this flat provides a comfortable and practical living space in a well-connected area of Kingston Upon Hull.

**£475 Per Month**



**Front External**

Grassed area with communal entrance door into property.

**Communal Hall**

Access into Studio.

**Living Space**

An open planned living space with a window to the front, dividing wall separating the living to the sleeping space.

**Kitchen Space**

A range of wall and base units with contrasting work surface, tiles splashback, integrated oven and hob with overhead extraction, stainless steel sink inset with mixer tap.

**Rear Space**

To the rear of the property is a space separated by a divided wall, leading onto the Shower Room.

**Storage Space**

Leading on from the living space is a storage space, leading onto the Shower Room.

**Shower Room**

Consisting of; shower cubicle with electric shower, hand basin with unit, low flush w.c. and partially tiled around.

**Viewings**

Strictly through the sole agents Leonards 01482 375212

**Tenure**

The tenure of this property is Leasehold.

**Tenant Outgoings**

From internet enquiries with the Valuation Office website the property has been placed in Band for Council Tax A purposes. Local Authority Reference Number 00180580000405. 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 (£109.61) 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 £548.07 which will be payable on the tenancy start date together with the first month's rent of £475. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

**High Rental Demand**

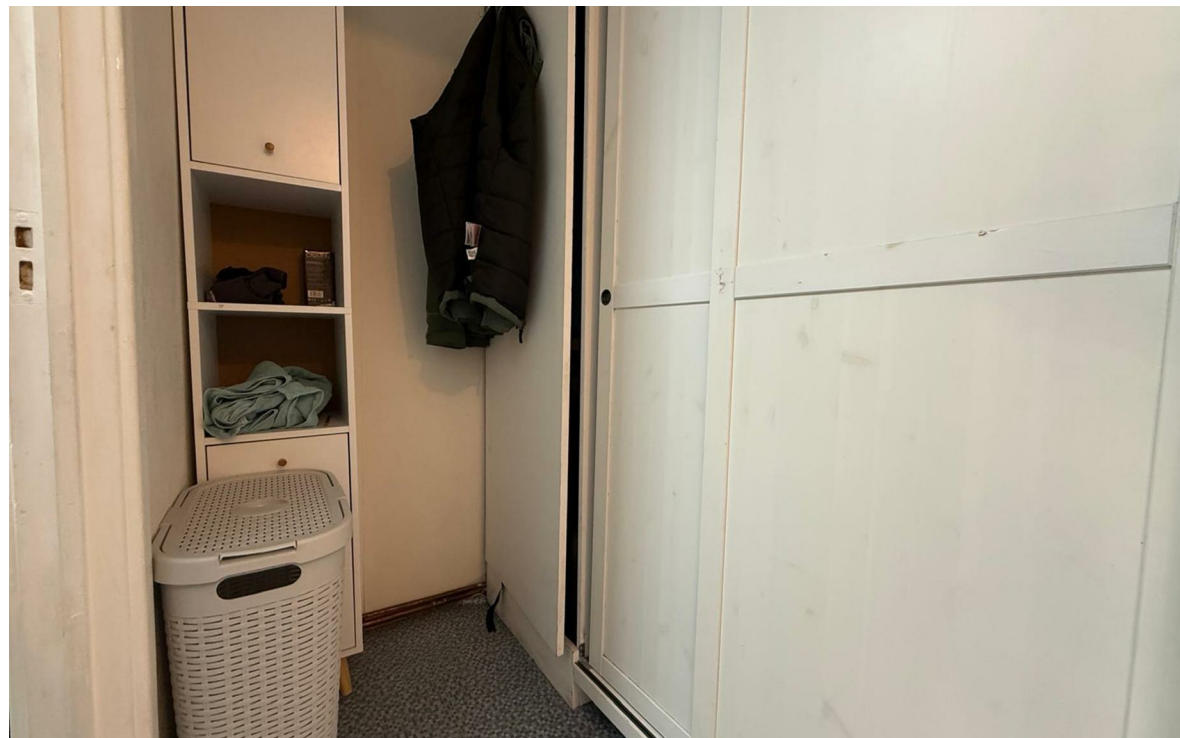
Due to high levels of interest, we may not be able to respond to all enquiries or offer viewings to every applicant.

**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.

**Energy Performance Certificate**

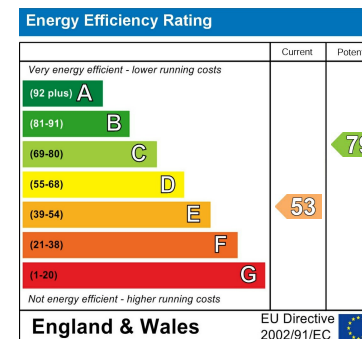
The current energy rating on the property is E.





Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales 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: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given 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 purchaser. 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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