LEONARDS

SINCE 1884

Estate Agents
Lettings & Management
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Flat 2, 16 Louis Street, Hull, East Yorkshire, HU3 1LY

- One Bedroom Flat
- Communal Entrance
- Flat Hallway
- Bedroom
- Gas Central Heating and Double Glazed Windows
- Off Spring Bank
- Stairs to Upper Floors
- Lounge/Kitchen Area
- Bathroom
- Bond £455

£450 pcm

512 Holderness Rd, Hull, East Yorkshire HU9 3DS
Tel: 01482 375212
E-mail: info@leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB
Tel: 01482 330777
E-mail: brough@leonards-property.co.uk

Website: www.leonards-property.co.uk

NAEA National Association of Estate Agents

RICS

Flat 2, 16 Louis Street, Hull, East Yorkshire, HU3 1LY

One bedroom first floor flat, over two floors. Off Spring Bank and close to Princes Avenue with all its amenities and nightlife. Short drive into Hull City Centre. Flat comprises of a entrance hallway, fitted lounge/kitchen, bedroom and bathroom with a three piece suite. Installed with uPVC double glazing and gas central heating system. Bond £519.23. Viewing via Leonards please.

Location
Located off Spring Bank, close to the junction with Princes Avenue the property is well placed for local amenities nearby. The City Centre facilities and St Stephens shopping parade is within a short commute.

Ground Floor

Entrance
Enter via communal door into communal hall.

Communal Entrance Hallway
Stairs leading up to the first and second floor. Apartment door is at the top of the first floor.

First Floor

Entrance
Door leads into the apartment hall.

Entrance Hall
Doors leading into the bedroom, bathroom and a staircase that leads to the second floor.

Bedroom
3.248m x 3.644m max
Window to the rear aspect.

Bathroom
2.183m x 1.855m
Comprising of a white suite including a panel bath with mixer taps and shower fitment and screen, pedestal wash hand basin and a low level flush WC. Wall mounted boiler. Contemporary splash backs and window to the side aspect.

Staircase
Staircase leading up to the lounge/kitchen.

Lounge/Kitchen
4.325m x 4.110m
Window to the rear aspect. Fitted with a range of base and wall units with work surfaces. Stainless steel sink with mixer tap. Tiled splash back areas, feature fire surround and provision for a cooker.

Outside
Small forecourt to the front 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 (£103.84) 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 £519.23 which will be payable on the tenancy start date together with the first month's rent of £450. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

Services
The mains services of water, gas and electric are connected.

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:00090004001613. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

Viewings
Strictly through the sole agents Leonards 01482 375212/01482 330777

Energy Performance Certificate
The current energy rating on the property is E (54).

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.

Tenure
The tenure of this property is Freehold

1. The Money Laundering and Terrorist Financing (Amendment) Regulations 2026 (as amended). Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell, buy, rent or let a property. We will conduct these checks in accordance with the current HMRC guidelines: 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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