



41 Broadley Close, Hull, HU9 1EL

- Three Bedroom Detached Home
- Spacious Lounge
- A Well Presented Home
- EPC - C
- Viewings Via Leonards On 01482 375212
- Garage & Off Street Parking
- Close By Holderness Road
- Available Now
- Council Tax Band - C

£895 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

41 Broadley Close, Hull, HU9 1EL

Leonards are pleased to present this well presented 3-bed detached home to the rental market in HU9, short walk from Holderness Road. Comprising of three bedrooms, large through lounge, kitchen, bathroom and garage, this property will make a great home.

You will find in close proximity, Mount Pleasant Retail park, local bus links and a choice of food restaurants.

Get in touch with Leonards today on 01482 375212 to register your interest.

External

To the front of the property is lawn laid, pathway to the front and side door and access to the rear garden via gate. To the side of the property is a garage with space for one car parked in front.

Entrance Hall

Access into Lounge and staircase to 1st floor.

Lounge

A great sized living space with a large window to the front, French doors to the rear and access into the Kitchen. Radiator.

Kitchen

The Kitchen consists of; a range of wall and base units with contrasting work surface, sink inset with mixer tap, integrated oven and extraction hood. Tiled splashback, window to the rear and external door to the side. Radiator.

Landing

Access to all three Bedrooms, Bathroom and storage cupboard.

Bedroom One

Bedroom with two windows to the front elevation, storage cupboards and radiator.

Bedroom Two

Bedroom with window to the rear elevation, radiator.

Bedroom Three

Bedroom with window to the rear elevation, radiator.

Bathroom

Tiled Bathroom suite with bath with overhead electric shower, shower screen, hand basin enclosed within vanity unit, W.C. frosted window to the side and radiator.

Rear Garden

An enclosed rear garden, with a brick wall infilled with fencing. Side access to the side of the property, patio area and lawn.

Garage

Single Garage.

Viewings

Strictly through the sole agents Leonards 01482 375212

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 00210380004104. 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

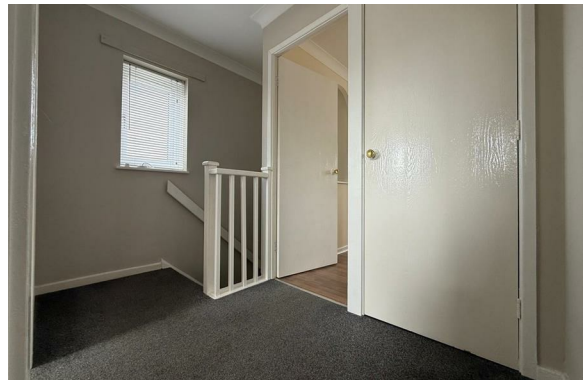
Interested parties should contact the agents office for a referencing pack, which will detail the procedure for making an application to be considered as a tenant for the property. On receipt of the application form a holding deposit equivalent to one week's rent (£206.53) will be required. This amount will be deducted from the first month's rent due on the tenancy start date. The security bond required for the property is £1032.69 which will be payable on the tenancy start date together with the first month's rent of £895. 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.

Energy Performance Certificate


The current energy rating on the property is C.



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| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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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