



1 Fieldhouse Cottages, Thirtleby, Hull, HU11 4LL

LEONARDS
— SINCE 1884 —

- **RECENTLY FULLY REFURBISHED**
- **LOG BURNER**
- **EPC - D**

- **STUNNING LOCATION**
- **BRILLIANT VIEWS**
- **COUCIL TAX BAND - A**

- **DRIVEWAY FOR MULTIPLE CARS**
- **AVAILABLE NOW**
- **VIEWINGS ON 01482 375212**

Leonards are pleased to present this two bedroom property situated off Coniston Lane, offering off street parking, modern bathroom and kitchen with a log burner in the Lounge.

This property is available for viewings now with an immediate move in available, please contact the office on 01482 375212 to register your interest.

£825 Per Calendar Month



Front External

Situated off Coniston Lane is a stoned open driveway leading to this property, with a great space surrounding laid to lawn. Surrounded by hedges and views of fields behind. External storage, one housing the oil boiler. Please note, garden is not fully enclosed.

Utility Room

Accessing from the rear of the property, you have an ideal utility space with undercounter cupboards, contrasting work surface and plumbing for a washing machine. Radiator.

Kitchen

The kitchen offers a large space, consisting of; range cooker with overhead extraction hood, sink inset with mixer tap, integrated dishwasher, sink inset with mixer tap, open doorway into Walk In Pantry, access to Lounge and W.C.. Radiator.

Walk In Pantry

A great addition to this property consisting of; a range of wall and base units with contrasting work surfaces and a window to the side.

W.C.

Located on the ground floor adding ease is this W.C. which offers; low flush w.c., hand basin enclosed within vanity unit, towel radiator, frosted window to the side and partially boarded.

Lounge

A lovely fitting Lounge to suit the property, offering a log burner enclosed withing brick fireplace, window to the front and access to entrance hall. Radiator.

Entrance Hall

Accessed via the front external door and leading up to the first floor landing and Lounge.

Landing

Offering access into both Bedrooms.

Bedroom One

A great spaced bedroom with a window to the front elevation, built in wardrobes/storage and access to the Jack & Jill style Bathroom.

Bedroom Two

This Bedroom has a window to the rear, radiator and access into the Jack & Jill style Bathroom.

Jack & Jill Bathroom

This modern Bathroom is access from both Bedrooms, which creates this Jack & Jill Bathroom. This consists of; bathtub, overhead shower and shower screen, low flush w.c., hand basin enclosed within vanity unit, wall mounted mirrored cabinet. Window to the rear elevation.

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 A for Council Tax purposes. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

Services

The mains services of water, oil 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 (£190.38) 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 £951.92 which will be payable on the tenancy start date together with the first month's rent of £825. 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

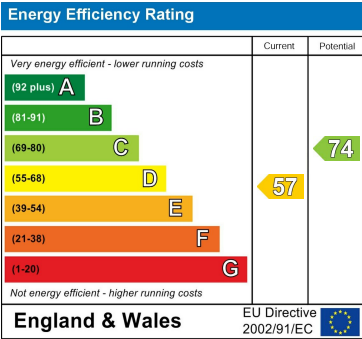
The current energy rating on the property is D.





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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