



83, Perth Street, Hull, HU5 3NU

- RECENTLY REDECORATED
- TWO SPACIOUS RECEPTION ROOMS
- THREE BEDROOMS
- EPC - E
- VIEWINGS VIA LEONARDS - 01482 375212
- NEW FLOORING RECENTLY FITTED
- SITUATED OFF CHANTERLANDS AVENUE
- AVAILABLE NOW
- COUNCIL TAX BAND - A

£850 pcm



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83, Perth Street, Hull, HU5 3NU

This three-bedroom end terrace property is available for rent on Perth Street, Hull. The property includes one bathroom and two reception rooms, offering a practical layout for comfortable living. The property has been decorated throughout, including new flooring to the majority of the property.

Located off Chanterlands Avenue, the property is conveniently situated for access to local amenities and transport links. The area offers a variety of shops, schools, and recreational facilities, making it a practical choice for families and professionals alike. The property is unfurnished, allowing tenants the flexibility to personalize the space to their liking.

Overall, this end terrace property provides a solid foundation for comfortable living in a well-connected area of Hull.

Entrance Hall

Allowing access into; Reception Room, Downstairs W.C., Lounge and access to first floor landing. Radiator.

Reception Room

A great addition to the property either offering a space to be enjoyed as a Lounge or other space, window to the front and feature fire surround. Radiator.

Ground Floor W.C.

Tiled room with low flush w.c., hand basin and radiator. Window to the rear.

Lounge

A welcoming space with open planned access into the Kitchen, large window to the front elevation and window. Radiator.

Landing

The landing is split over 2 floors, first landing offering access into Shower Room and Bedroom Three, with the second landing offering access into Bedroom 1 & 2.

Shower Room

The Shower Room meets its purpose, offering a shower cubicle with overhead shower, w.c., hand basin and frosted window to the rear. Radiator.

Bedroom Three

Bedroom with a window to the rear. Radiator.

Bedroom One

Spacious Bedroom with window to the front. Radiator.

Bedroom Two

Another generous Bedroom with a window to the front. Radiator.

External

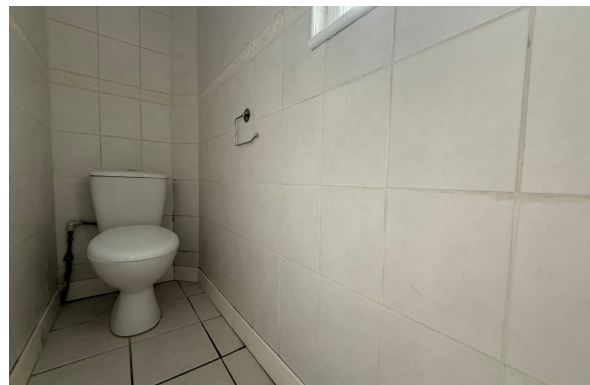
To the front of the property is a low wall to the boundary with paving enclosed, to the rear is a high wall with pavement for low maintenance.

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. Local Authority Reference Number 00070175008303. 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 (£196.15) 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 £980.76 which will be payable on the tenancy start date together with the first month's rent of £850. 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.

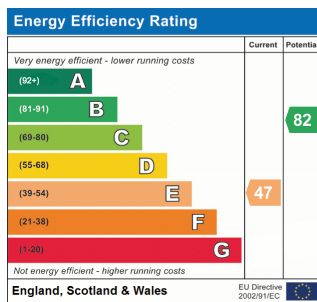
Energy Performance Certificate

The current energy rating on the property is - E

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.





Address: Perth Street, Hull

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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