



Manvers Street, Hull, HU5 2HW
£700 Per Calendar Month

Philip
Bannister
Estate & Letting Agents

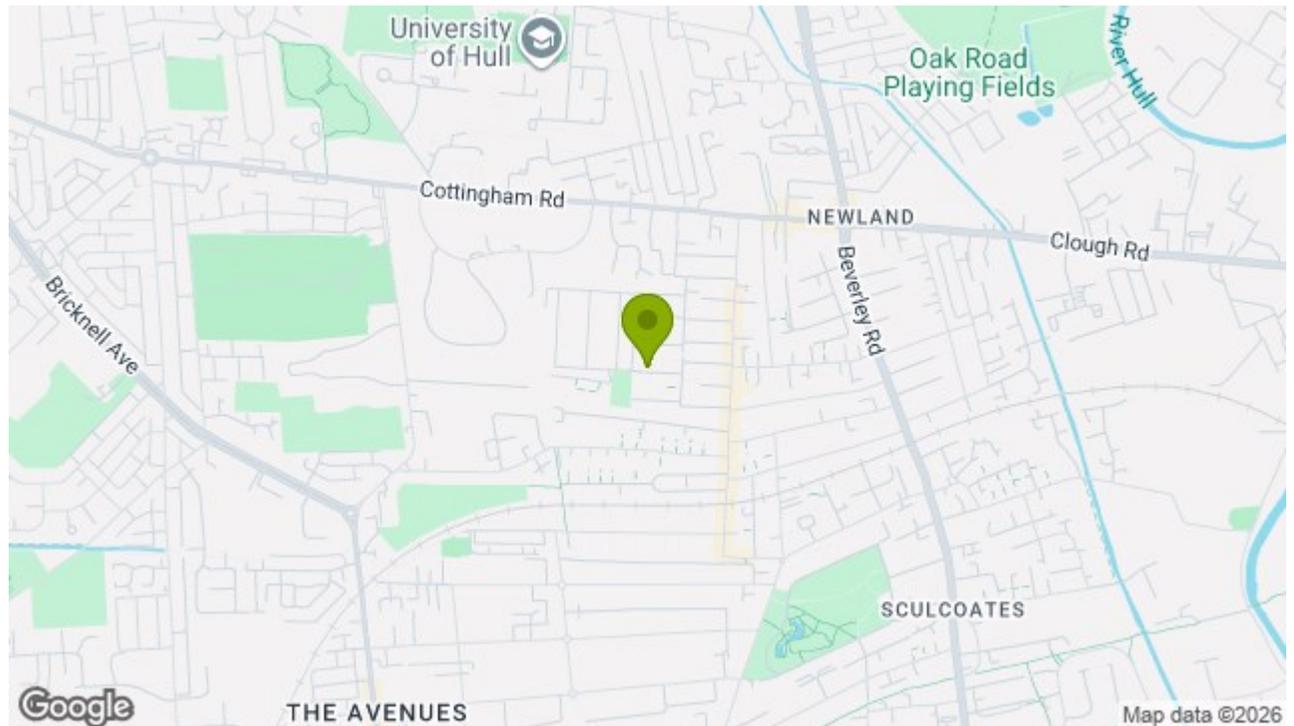
Manvers Street, Hull, HU5 2HW

OFFERED PART FURNISHED - This mid-terraced home is situated off Newland Avenue close to a host of local amenities including shops, cafe's, bars and restaurants. The property offers deceptively spacious accommodation with 2 double bedrooms, an open plan living diner, modern kitchen and a bathroom. There is a yard to the rear.

Key Features

- OFFERED PART FURNISHED
- 2 Bedroom Home
- Open Plan Living Diner
- Modern Kitchen
- 2 Double Bedrooms
- Popular Residential Area
- Close To Shops, Bars & Restaurants
- EPC = C
- Council Tax = A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





ACCOMMODATION

LIVING DINING ROOM

With bay window, staircase and understair cupboard

LOBBY

To kitchen and bathroom

KITCHEN

With a range of fitted units, work surfaces and splashbacks. Space for free standing appliances and a door to the rear

BATHROOM

With a three piece suite incorporating WC, wash basin and a bath with mixer shower over

FIRST FLOOR

BEDROOM 1

A double bedroom with a bay window

BEDROOM 2

A double bedroom with a cupboard housing central heating boiler

OUTSIDE

There is a small yard to the rear

GENERAL INFORMATION.

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A. (East Riding Of Yorkshire). We would recommend a tenant make their own enquiries to verify this.

VIEWINGS

Strictly by appointment with the sole agents.

FURNISHINGS DISCLAIMER

The furnishings are gifted to the property for the use of a tenant but will not be maintained by the landlord

TENANCY INFO

A minimum of 6 months (Assured Shorthold)
We will require One Months rental in advance.

Bond/Deposit equal to One Months rent.

Sorry - No smokers.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£161.53). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If your application is successful, the holding deposit then forms part payment of your first months rent.

AGENT NOTES.

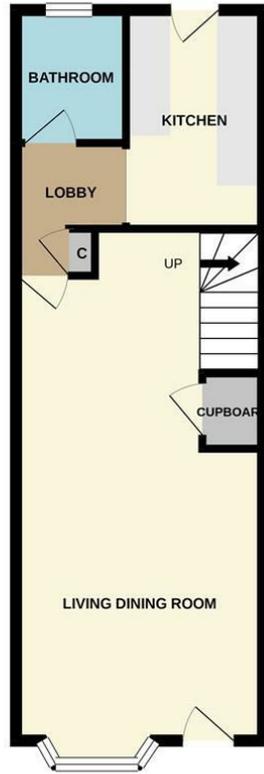
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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