



Hellyers Court, Hull, HU4 6SS
£725 PCM



Platinum Collection

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OFFERED UNFURNISHED - A well presented 2 Bedroom home located on the ever popular 'Summergroves' development.



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Key Features

- OFFERED UNFURNISHED
- 2 Bedroom House
- Well Presented Throughout
- Modern Fitted Kitchen
- Enclosed Rear Garden
- Off Street Parking
- Viewing Essential
- ER = D
- Tax Band = B



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		

INTRODUCTION

OFFERED UNFURNISHED - A modern 2 Bedroom property located on the ever popular 'Summergroves' development. The property comprises Entrance Porch, Living Room, Breakfast Kitchen, 2 Bedrooms & Bathroom. Outside there is an enclosed rear garden and parking to the front.

LOCATION

The property is situated conveniently off Summergroves Way, Hessle High Road with local shops, public transportation and other local amenities close to hand. Sainsbury's superstore is a short driving distance away and access to both City Centre and the A63/M62 motorway link is obtained from the Clive Sullivan Way.

ENTRANCE PORCH

Allowing access to the property:

LIVING ROOM

15'5".11'10" (4.70.3.61)

With living flame gas fire within feature surround, staircase to first floor and useful storage cupboard

BREAKFAST KITCHEN

9'1" x 11'10" (2.77 x 3.61)

Fitted with a range of dark wood wall and base units mounted with complimentary work surfaces and splashbacks, integrated electric oven, hob and extractor with stainless steel splashback, stainless steel sink unit, plumbing for automatic washing machine and door to rear garden

BEDROOM 1

9'1" x 11'10" (2.79 x 3.61)

BEDROOM 2

8'5" x 11'10" (2.57 x 3.61)

With fitted wardrobes

BATHROOM

Fitted with a three piece suite, comprising panelled bath with shower over, wash hand basin, low flush suite w.c., tiled splashbacks and airing cupboard

OUTSIDE

To the front of the property is parking in a court yard area and to the rear is a garden with patio, shed and fence forming boundary

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 replacement 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 B. (Hull City Council). We would recommend a tenant make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

TENANCY INFORMATION

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 (£176.30). 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.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing. **Photograph Disclaimer** - In order to capture the features of a particular room we will

mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys.

Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT), Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)



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