



**Haylands**  
Portland, DT5 2JZ



**£950 PCM**

**Hull**  
**Gregson**  
**Hull**

# Haylands

Portland, DT5 2JZ

- Spacious Accommodation
- End Of Terrace Bungalow
- Low Maintenance Rear Garden
- Workshop With Mains Electricity
- Available For Long Term Let
- Pets Considered
- Close To Local Amenities
- Level Walk To Shops
- Desirable Location
- EPC = C





conservatory.

Bedroom two is a good sized double which also has plenty of room for bedroom furniture. The shower room consists of walk in shower, close coupled WC and pedestal wash hand basin. The kitchen hosts a range of wall and floor units, with plenty of countertop space to prepare food.

The paved rear garden is a generous size, with summer house and shed, both with mains power supply and rear access. The garden is very low maintenance making it ideal for those with pets.



Situated moments from local amenities is this end of terrace TWO DOUBLE BEDROOM BUNGALOW benefitting from a generously sized, low maintenance FRONT and REAR GARDENS.

Entering the property through the front porch, you step into the spacious living room with large window to the front giving the property a light and airy feel. Off of the living room on your right you have a spacious main bedroom which has plenty of room for storage.

To the rear of the property you'll find bedroom two, a modern styled shower room, fitted kitchen and the generous

## Ground Floor



## Living Room

### Kitchen

### Bedroom One

### Bedroom Two

### Conservatory

**Holding Deposit (per tenancy)** — One week's rent.  
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

**Security Deposit (per tenancy. Rent under £50,000 per year)** — Five weeks' rent.  
This covers damages or defaults on the part of the tenant during the tenancy.

**Security Deposit (per tenancy. Rent of £50,000 or over per year)** — Six weeks' rent.  
This covers damages or defaults on the part of the tenant during the tenancy.

**Unpaid Rent**  
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent.  
Please Note: This will not be levied until the rent is more than 14 days in arrears.

**Lost Key(s) or other Security Device(s)**  
Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Tenant Fee's

### Pet Policy -

In the event a tenancy is agreed with the permission for a pet to reside at the address an additional rent charge of £25 PCM will be charged.

**Change of Sharer (Tenant's Request)** — £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

**Early Termination (Tenant's Request)**  
Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

| Energy Efficiency Rating                                 |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs<br>(92 plus) | A       | 88        |
| (81-91)  | B       | 71        |
| (69-80)  | C       |           |
| (55-68)  | D       |           |
| (39-54)  | E       |           |
| (21-38)  | F       |           |
| (1-20)   | G       |           |
| Not energy efficient - higher running costs              |         |           |
| EU Directive 2002/91/EC                                  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                               |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) | A       | 88        |
| (81-91)  | B       |           |
| (69-80)  | C       |           |
| (55-68)  | D       |           |
| (39-54)  | E       |           |
| (21-38)  | F       |           |
| (1-20)   | G       |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions              |         |           |
| EU Directive 2002/91/EC  |         |           |

