



39 Hidcote Walk, Brough, East Yorkshire, HU15 1FP

- 1st Floor Apartment
- Open Plan Lounge/Kitchen
- Double Glazing
- Parking Allocation
- Bond £686.53
- One Bedroom
- Shower Room
- Gas Central Heating System
- Viewing Recommended

£595 Per Calendar Month



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One bedroom first floor apartment. Situated off Ruskin Way with easy access to all local amenities and access to A63/M62. Comprising shared entrance with stairs to the first floor accommodation. Hallway, lounge with kitchen area, bedroom and shower room. Parking allocation. Bond £686.53. Viewing via Leonards please.

Location

Hidcote Walk forms a mixed cul-de-sac of houses and apartments which occupy an estate position within this increasingly popular west Hull village. Hidcote Walk is approached from Ruskin Way turning down Munstead Way take the first left onto Hidcote Walk following the road round which culminates in a brick set courtyard and parking area. Brough is a growing provides a good range of local shops including a Morrisons supermarket, post office, pubs and cafés, with primary schooling being close by. The village is ideal for the commuter having its own mainline railway station and convenient access to the A63 leading into Hull city centre to the east and the national motorway network to the west.

Communal Entrance

Panel glazed door to communal entrance hall with stairs leading up to first floor landing.

Entrance Hallway

Entrance door leading through to entrance hall with cupboard that provides storage/cloaks cupboard.

Open Plan Kitchen/Lounge Area

10'2" x 19'7" (3.101m x 5.982m)

The kitchen has been fitted with wall and base units with work preparation areas over, stainless steel sink unit with mixer tap, oven, hob and extractor hood, plumbing for washing machine, double glazed window. The Sitting area to this room has a Juliet Style Balcony with double glazed French doors, radiator.

Bedroom

8'4" x 11'10" max (2.560m x 3.610m max)

Having double glazed window to the front and radiator.

Shower Room

7'9" x 3'11" (2.377m x 1.194m)

Fitted with a three piece suite comprising shower cubicle, pedestal wash hand basin, low level wc, double glazed window and radiator.

Outside

We have been informed from the vendor that there is a designated Parking Space.

Energy Performance Certificate

The current energy rating on the property is C (76).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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 (£137.30) 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 £686.53 which will be payable on the tenancy start date together with the first month's rent of £595. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

Services

The mains services of water, gas and electric are connected.

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 WEL056039000. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

Tenure

The tenure of this property is Leashold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

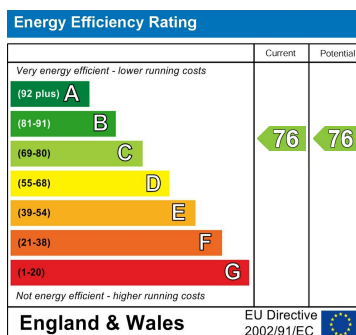
Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuracy fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

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.





1. Money Laundering Regulations 2003 & Immigration Act 2014 : 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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