



8 Hazel Court, Brough, East Yorkshire, HU15 1TS

- Four Bedroom Detached Family House
- Cu De Sac Position
- Entrance Hall with Cloakroom WC
- Breakfast Kitchen
- Dressing Area with En Suite off Bedroom One
- Close to Schools and Supermarket
- Recently Freshened Up Accommodation
- Lounge Diner
- Four Bedrooms and Family Bathroom
- Gardens with Parking and Garage

£1,200 Per Calendar Month



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Four bedroom detached house, located close to local schooling and supermarket. Having had a recent scheme of improvements to include décor, carpets and new kitchen units this ideal family home comprises:- Entrance hall with stairs leading off to the first floor, cloakroom/WC, breakfast kitchen and rear facing lounge diner. On the first floor can be found the four bedrooms and a family bathroom. The main bedroom benefits from an En suite shower room and dressing area. To the outside there are garden areas to the front and rear with off road parking and a single garage. Gas fired central heating system and double glazing. Bond £1384.61. Viewing via Leonards please.

Location

The property is in a convenient location for accessing the A63/M62 or Brough's mainline railway station and the area has a broad array of amenities including some highly regarded schools; the property sits in the catchment area of South Hunsley Secondary School.

Entrance Hall

Main front entrance door provide access into the property, stairs lead off to the first floor accommodation with store cupboard off, radiator and access into the ground floor rooms off.

Cloakroom/WC

Fitted with a suite comprising low level WC and wash hand basin, radiator.

Lounge/Diner

19'2" max x 15'9" max (5.867m max x 4.818m max)

Having double glazed windows to both rear and side elevations with further French doors overlooking the rear garden. Fire surround with inset and hearth housing the fire, laminated flooring, two radiators.

Breakfast Kitchen

10'7" x 13'4" (3.229m x 4.085m)

Fitted with an arrangement of wall and base units matching work areas over, stainless steel sink unit with mixer tap, tiling to splashbacks. Fitted appliances include oven, hob and extractor hood and dishwasher, Double glazed windows to the front elevation, tiled floor, radiator.

First Floor Landing

Access to all rooms off, loft access, radiator, airing cupboard with tank.

Bedroom One

11'0" x 11'8" (3.374m x 3.572m)

Double glazed window to the rear elevation, radiator. Archway gives access into the:

Dressing Area

9'2" to wardrobes x 5'8" (2.811m to wardrobes x 1.748m)

Having fitted wardrobes, double glazed window to the front elevation, radiator.

En-Suite

6'11" x 6'1" (2.113m x 1.868m)

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

Bedroom Two

11'11" into recess x 9'9" top wardrobes (3.634m into recess x 2.994m top wardrobes)

Having fitted wardrobes, double glazed window, radiator.

Bedroom Three

11'2" includes wardrobe x 9'6" + door recess (3.410m includes wardrobes x 2.907m + door recess)

Having fitted wardrobes, double glazed window, radiator.

Bedroom Four

7'8" x 12'3" includes wardrobes (2.362m x 3.752m includes wardrobes)

Having fitted wardrobes, double glazed window, radiator.

Family Bathroom

7'5" x 6'9" (2.263m x 2.067m)

Fitted with a suite comprising panelled bath, shower cubicle, pedestal wash hand basin, low level WC, tiling to surrounds, tiled floor, radiator.

Outside

To the front of the property the garden has a small grassed area with shrubs. The driveway to the property provides parking. The garden to the rear has been laid to lawn with decking area. The single garage has a side personal door.

Energy Performance Certificate

The current energy rating on the property is C (75).

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 (£276.92) 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 £1384.61 which will be payable on the tenancy start date together with the first month's rent of £1200. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

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 procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

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 E for Council Tax purposes. Local Authority Reference Number ELT075008000. 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 Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Lettings Market Appraisal/Valuation

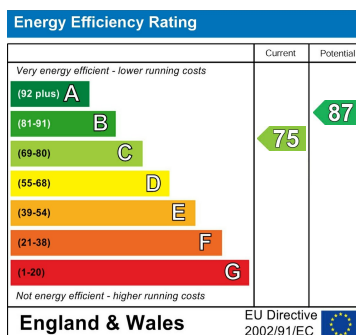
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