



44a Brecon Street, Hull, HU8 8TN

- Two Bedroom Semi Detached House
- Entrance into Lounge
- Kitchen with Rear Access to Yard
- Two Bedrooms and Bathroom
- Gas Fired Central Heating System and Double Glazing
- Located Close to Local Amenities
- Dining Room with GF WC off
- First Floor Landing
- Rear Yard Area
- Bond £686.53

£595 Per Calendar Month



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Two bedroom semi detached house, located close to local amenities. Enter directly into the lounge with separate dining room with GF WC off with stairs leading off to the first floor accommodation and access to the kitchen at the rear of the house. On the first floor can be found the two bedrooms and a bathroom. Rear yard area. Gas fired central heating system and double glazing. Bond £686.53, Viewing via Leonards please.

Location

Situated on Brecon Street, off Derwent Street the property is located close to local amenities and schooling. A wider range of shops and facilities are available along Holderness Road.

Entrance into Lounge

12'5" x 9'8" (3.809m x 2.961m)

Main entrance door provides access into the property. Window to the front elevation, radiator and access into:

Dining Room

12'5" x 9'3" (3.801m x 2.825m)

Window to the side elevation, radiator, wooden effect flooring and stairs leading off to the first floor accommodation.

Ground Floor WC

Suite of WC and wash hand basin.

Kitchen

12'6" x 10'11" (3.830m x 3.336m)

Containing a range of base and wall units, work surfaces with single drainer sink unit, electric oven and hob with hood over with space for freestanding appliances. Window to the side elevation and rear access door to the outside.

First Floor Landing

Access to rooms off.

Bedroom One

12'8" x 9'11" (3.863m x 3.043m)

Window to the front elevation and radiator.

Bedroom Two

12'8" x 10'11" (3.870m x 3.336m)

Window to the rear elevation and radiator.

Bathroom

6'0" x 10'10" (1.845m x 3.317m)

Suite of bath, wash hand basin and WC. Towel rail radiator and extractor fan. Boiler cupboard with ideal gas fired central heating boiler.

Outside

There is a rear yard area with side pedestrian access.

Energy Performance Certificate

The current energy rating on the property is D (65).

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).

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).

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 00200400019103. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have not been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Freehold.

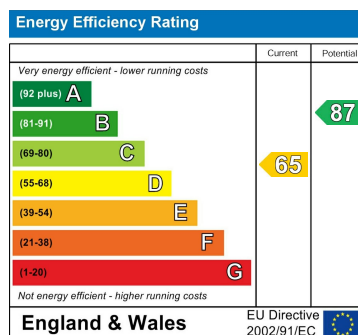
Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Lettings Market Appraisal/Valuation

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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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