



## 67 Brockwell Park, Kingswood, Hull, HU7 3FH

- Well Presented Two Bedroom House
- Kingswood Location
- Open Plan Kitchen to Lounge Area
- First Floor Landing
- Front Parking Space and Rear Garden Area
- Part Furnished Accommodation
- Entrance Hall with Stairs off
- Cloakroom WC
- Two Bedrooms and Bathroom
- Bond £865.38

**£750 Per Calendar Month**



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# 67 Brockwell Park, Kingswood, Hull, HU7 3FH

Well presented two bedroom end terrace house, located on the Kingswood development. The accommodation comprises:- Entrance hall with stairs leading office, open plan kitchen and lounge area with some appliances and furniture, ground floor cloakroom WC. On the first floor can be found the two bedrooms (one with furniture) and a three piece bathroom suite. Front parking space and rear garden area. Gas fired central heating system and double glazing. Bond £865.38. Viewing via Leonards please.

## Location

Conveniently located within the popular Kingswood development, the property is well placed for a host of amenities including an Asda superstore, Boots, cinema, David Lloyd leisure centre and additional retail and leisure facilities.

## Entrance Hall

Main front entrance door provides access into the property. Radiator and stairs leading off to the first floor accommodation.

## Open Plan Kitchen and Lounge Area

12'2" narrows to 9'1" x 22'1" (3.721m narrows to 2.784m x 6.748m)

Fitted with a modern range of base and wall units, work surfaces extend to form a breakfast bar and incorporate the single drainer sink unit. Appliances of electric oven with gas hob and hood over. Freestanding appliances of washing machine and upright fridge freezer. Cupboard housing the Ideal gas fired central heating boiler. Window to the front elevation and French door to the rear. Two radiators and wooden effect flooring, useful under stairs recess and access into:

## Cloakroom WC

Suite of WC and wash hand basin, radiator and extractor fan.

## First Floor Landing

Access to roof void.

## Bedroom One

12'2" x 7'9" (3.732m x 2.373m)

Window to the rear elevation, radiator and wardrobe with four tier drawer unit and two bedside units.

## Bedroom Two

7'9" x 12'2" max sizes to include bulk head (2.383m x 3.733m max sizes to include bulk head)

Two windows to the front elevation, radiator and bulk head for the stairs.

## Bathroom

5'6" max x 6'0" (1.686m max x 1.829m)

Fitted with a three piece suite of bath with mixer and shower attachment and screen, wash hand basin and WC. Part tiled walls, window to the side elevation and radiator.

## Outside

There is an off road parking space to the front and shared pedestrian access to the side/rear. The rear garden is enclosed and has a decked area with garden beyond.

## Energy Performance Certificate

The current energy rating on the property is C (79).

## 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 (£173.07) 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 £865.38 which will be payable on the tenancy start date together with the first month's rent of £750. 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 B for Council Tax purposes. Local Authority Reference Number 00270169006701. 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

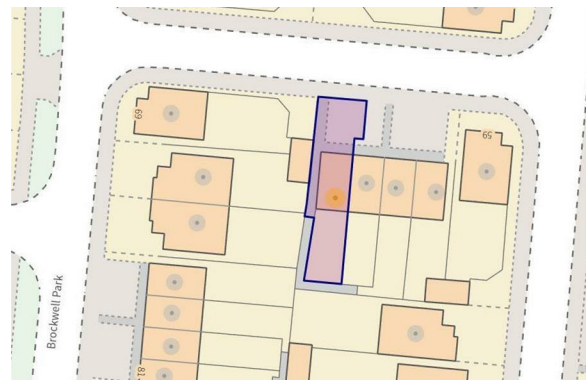
Strictly through the sole agents Leonards 01482 375212/01482 330777

## 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).

## Free Lettings Market Appraisal/Valuation

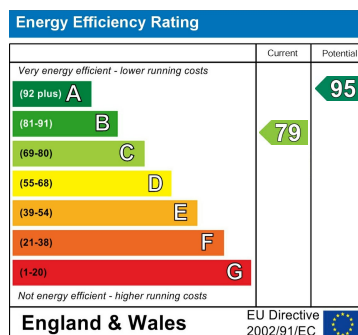
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