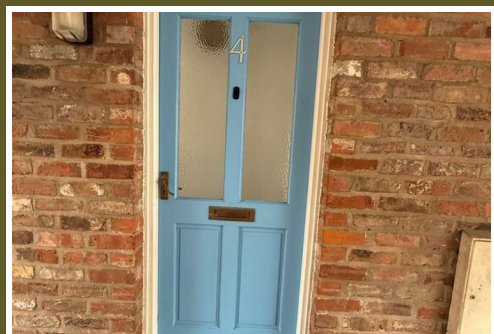




4 Mendham Mews George Street, Hedon, Hull, Yorkshire, HU12

- Central Hedon Location
- Spacious Lounge
- Well Maintained Property
- Holding Deposit - £121.15
- EPC - E
- 2 Bedroom Property
- Off Street Parking
- Close by ammeneties
- Bond - £605
- Viewings Via Leonards

£525 Per Calendar Month



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

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4 Mendham Mews George Street, Hedon, Hull, Yorkshire, HU12

Nestled in the heart of Hedon, on the charming George Street, this delightful two-bedroom terraced property offers a perfect blend of comfort and convenience. With a well-proportioned reception room, this property is ideal for both relaxation and entertaining guests. The two bedrooms provide ample space for a small family or professionals seeking a peaceful retreat.

The property features a bathroom, ensuring that your daily routines are both comfortable and efficient. One of the standout features of this property is the one off-road parking space, a rare find in such a central location, allowing for easy access and peace of mind.

Living in central Hedon means you are just a short stroll away from a variety of local shops, cafes, and amenities, making everyday errands a breeze. The vibrant community atmosphere of Hedon adds to the appeal, offering a welcoming environment for all residents.

This property is perfect for those looking to enjoy the benefits of a terraced house in a prime location, combining modern living with the charm of a traditional neighbourhood. Whether you are a first-time buyer or seeking a rental opportunity, this home is sure to impress. Don't miss the chance to make this lovely house your new home.

External

Accessed under the front archway allowing access to communal car parking offering one parking space and doorway to property.

Entrance Lobby

Allowing entry from the front door with staircase to First Floor.

First Floor Landing

Allowing access to Bedroom One, Lounge, Kitchen and staircase to the Second Floor Landing.

Lounge

A good sized lounge with feature fireplace, window to the front and radiator.

Kitchen

A well equipped kitchen offering a range of wall and base units with contrasting work surface, tiled splash back, washing machine, freestanding cooker, fridge/freezer, inset sink with window to the front and radiator.

Bedroom One

Bedroom with window to the rear, storage cupboard and radiator.

Second Floor Landing

Storage cupboard, access to Bedroom Two and Bathroom with Velux window.

Bedroom Two

Bedroom with Velux Window, storage cupboard and window.

Bathroom

Bathroom offering; bathtub with overhead shower, hand basin and low flush w/c

Energy Performance Certificate

The current energy rating on the property is E.

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 (£121.15) 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 £605 which will be payable on the tenancy start date together with the first month's rent of £525. 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.

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 been tested.

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

Tenant Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band for Council Tax purposes. Local Authority Reference Number. 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.

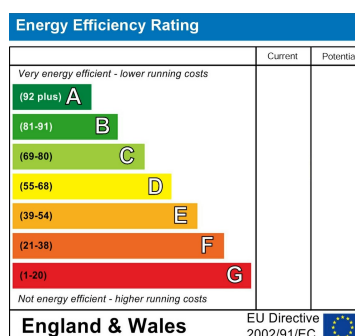
Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Lettings Market Appraisal/Valuation

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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