

LEONARDS

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Estate Agents
Lettings & Management
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Valuers & Auctioneers
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51 Estcourt Street, Hull, HU9 2RR

- End Terrace House
- Three Bedrooms
- Kitchen Diner
- Side Parking
- Double Glazing
- Entrance Hall
- Lounge
- Ground Floor Bathroom
- Gas Central Heating System
- Bond £750

£650 Per Calendar Month



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51 Estcourt Street, Hull, HU9 2RR

Three bedroom end terrace. With gas central heating and double glazing and accommodation including an entrance hall, lounge, fitted kitchen/diner, rear lobby and bathroom with white three piece suite. Three bedrooms to the first floor. Forecourt to the front and yard to the rear. Off road parking to the side accessed via gates. Bond £750.

Ground Floor

Entrance

Main entrance door into the hall.

Hallway

Stairs leading to first floor accommodation, radiator and internal doors leading into lounge and kitchen diner.

Lounge

12'3" x 10'6" + bay (3.756m x 3.225m + bay)
Bay window to the front and radiator.

Kitchen/Diner

11'10" x 11'2" (3.611m x 3.419m)
Window to the rear aspect and window to the side. Wall mounted combi-boiler. Fitted units with contrasting work surfaces above. Stainless steel sink unit with mixer tap. Tiled splash backs. Radiator. Under stairs meter cupboard. Door leading into rear lobby.

Rear Lobby

Plumbing for automatic washing machine. Door to the side leading out to the rear yard. Door leading into bathroom.

Bathroom

9'3" x 4'4" (2.822m x 1.321m)
Consisting of a white suite with a panel bath with mixer tap and shower fitment, pedestal wash hand basin and low level flush W.C. Tiling to the walls. Radiator and storage cupboard. Window to the side.

First Floor Landing

Doors leading into the three bedrooms. Radiator. Loft hatch.

Bedroom One

15'0" x 10'7" (4.580m x 3.235m)
Two windows to the front and radiator. Recessed cupboard.

Bedroom Two

10'6" x 11'3" (3.209m x 3.443m)
Window to the rear aspect and radiator.

Bedroom Three

9'3" x 7'8" (2.839m x 2.341m)
Window to the rear aspect and radiator.

Outside

Forecourt to the front of the property. To the side there is off road parking accessed via gates.

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: 0022026600510A. Prospective tenants should check this information before making any commitment to take up a lease of the property.

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 (£150) 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 £750 which will be payable on the tenancy start date together with the first month's rent of £650. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

Energy Performance Certificate

The current energy rating on the property is D(66)

Viewings

Strictly by appointment with the Sole Agent on (01482) 375212.

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.

Referral Fees

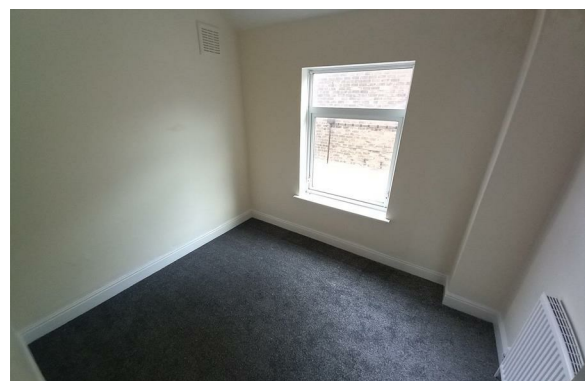
As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider 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 procuration fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Tenure

The tenure of this property is Freehold.

Free Lettings Market Appraisal/Valuation

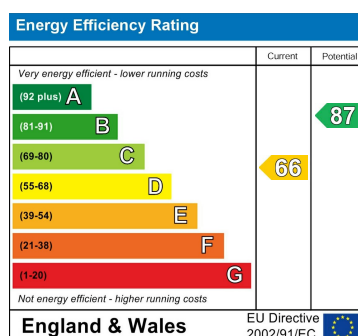
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1. Money Laundering Regulations 2003 & Immigration Act 2014 : Intending tenants and permitted occupiers will be asked to produce identification documentation as part of the referencing process. 2. General: While we endeavour to make our letting particulars 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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