

LEONARDS

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144 Mersey Street, Hull, East Yorkshire, HU8 8SE

- Well Presented Three Bedroom Mid Terrace House
- Entrance Hall
- Kitchen
- First Floor Landing
- EPC D
- Located Off Holderness Road
- Lounge and Dining Area
- Rear Lobby with Ground Floor Bathroom with Shower
- Three Bedrooms and WC
- Viewing By Appointment Only

£725 Per Calendar Month



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Well presented mid terrace house, located off Holderness Road the accommodation comprises:- Entrance hall, lounge area, dining area, kitchen, rear lobby, ground floor bathroom with shower, first floor landing, three bedrooms and bathroom. Rear yard area, gas central heating system and majority double glazing. Currently tenanted. Viewing via Leonards please. Council Tax Band A, EPC D.

Location

Located off Holderness Road, the property is well placed for a host of local amenities. East Park and the Woodford Leisure Centre are also with a short commute.

Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation.

Lounge Area

11'1" x bay x (3.385m + bay x)

Bay window to the front elevation, radiator and wooden effect flooring.

Dining Area

11'5" x 11'10" (3.486m x 3.617m)

Window to the rear elevation, radiator, under stairs cupboard and wooden effect flooring.

Kitchen

9'0" x 11'11" (2.764m x 3.650m)

Containing a range of base and wall units, work surfaces with single drainer sink unit. Appliances of range style cooker. Gas central heating boiler, window to the side elevation and tiled flooring.

Rear Lobby

Side access door and radiator.

Ground Floor Bathroom

7'9" x 8'3" (2.381m x 2.533m)

Suite of bath with mains shower attachment, wash hand basin, WC and shower cubicle with electric shower unit. Window to the side elevation, radiator and extractor fan.

First Floor Landing

Access to roof void.

Bedroom One

13'8" to cb and wardrobes x 10'11" (4.168m to cb and wardrobes x 3.340m)

Window to the front elevation, radiator and wardrobes with mirror fronted sliding doors.

Bedroom Two

10'2" to cb x 11'11" (3.106m to cb x 3.635m)

Window to the rear elevation and radiator.

Bedroom Three

9'1" x 8'10" (2.783m x 2.700m)

Window to the rear elevation and radiator.

Sep WC

WC, radiator and window to the side elevation.

Outside

The property has a small front forecourt and rear yard area.

Energy Performance Certificate

The current energy rating on the property is D (62).

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.

Services

The mains services of water, gas and electric are connected.

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.

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

References & Security Bond

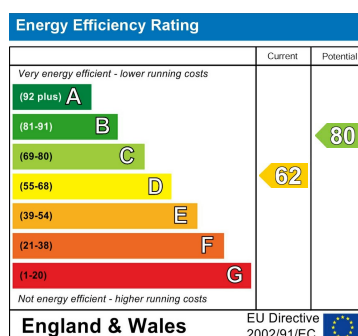
Interested parties should contact the agents office for a referencing pack, which will detail the procedure for making an application to be considered as a tenant for the property. On receipt of the application form a holding deposit equivalent to one weeks rent (£167.30) will be required. This amount will be deducted from the first month's rent due on the tenancy start date. The security bond required for the property is £836.53 which will be payable on the tenancy start date together with the first month's rent of £725. The deposit will be registered with the Tenant Deposit Scheme. (TDS).



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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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