



## 28 Wimborne Close, Bransholme, Hull, HU7 6AE

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# 28 Wimborne Close, Bransholme, Hull, HU7 6AE

Welcome to this charming mid-terrace house located on Wimborne Close This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for families.

The house boasts three well-proportioned bedrooms, ensuring ample space for everyone. The layout is practical and functional, catering to modern living needs.

The property features a bathroom that is conveniently located to serve all bedrooms, enhancing the overall usability of the home. Additionally, new carpets are set to be installed in the hallway, bedroom two, and the lounge, adding a fresh and contemporary touch to the interior.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those seeking a community-oriented lifestyle. With its appealing features and potential for personalisation, this property is not to be missed.

We invite you to come and explore the possibilities that this lovely home has to offer.

## Front External

To the front off the property is a small court area with fencing to surround, allowing access into the Entrance Porch.

## Entrance Porch

A great addition to the property with a large storage cupboard and an additional smaller storage housing utility meters.

## Hallway

Off the hallway you have a storage room, downstairs W.C., staircase to the 1st floor and access to the Kitchen. \*NEW FLOORING TO BE INSTALLED\*

## Downstairs W.C.

A handy extra to the property offering a low flush W.C. with basin enclosed.

## Kitchen

The Kitchen is a generous size offering ample worktop space, the kitchen comprises of; a range or wall and base units with contracting work surface with tiles to surround, integrated oven and hob, sink inset with mixer tap and plumbing for a washing machine. You have a window to the front of the Kitchen and access into the Lounge.

## Lounge

Another spacious room with patio doors onto the rear garden, radiator with cover and window to the rear. \* NEW CARPET TO BE INSTALLED \*

## Landing

Access to all three bedrooms and bathroom.

## Bedroom One

Good sized bedroom with inbuilt wardrobes offering ample storage space. Window to the front and radiator.

## Bedroom Two

Bedroom Two also offers a great space with inbuilt storage, window to the rear. Radiator. \* NEW CARPET TO BE INSTALLED \*

## Bedroom Three

Bedroom with Window to the rear. Radiator.

## Rear Garden

A great space for enjoying with company or your own company with a mixture of artificial grass and decked area with fencing to surround.

## Energy Performance Certificate

The current energy rating on the property is C

## 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 (£184.61) 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 £923.07 which will be payable on the tenancy start date together with the first month's rent of £800. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

## 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 A for Council Tax purposes. Local Authority Reference Number 0030011500280B. 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

## Free Lettings Market Appraisal/Valuation

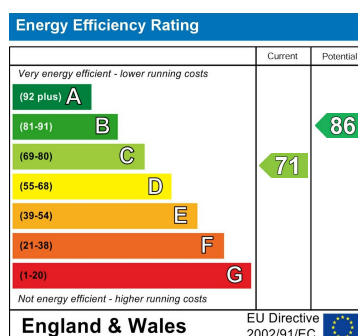
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