



## 15 Brecon Street, Hull, HU8 8TN

- Vacant Two Bedroom End Terrace House
- Corner Position with Gladys Villas
- Kitchen with Units
- First Floor with Two Bedrooms
- Gas Fired Central Heating System and Water Heater (both not tested)
- Requires Updating and Improvements
- Entrance into Lounge Diner with Stairs off
- Ground Floor Wet Room
- Cloakroom WC off Bedroom Two
- Early Viewing Advised

**Offers In The Region Of £50,000**



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# 15 Brecon Street, Hull, HU8 8TN

Vacant two bedroom end terrace house. Requiring a scheme of improvements and updating throughout. The accommodation comprises:- Entrance into lounge diner with stairs off to the first floor. Kitchen with units and gas fired water heater (not tested). Ground floor wet room. On the first floor can be found the two bedrooms with cloakroom WC off bedroom two. Gas fired central heating boiler in bedroom two (not tested). Part double glazing. Corner plot courtyard style garden area which needs attention. Viewing via Leonards.

## Location

Situated on Brecon Street, off Derwent Street the property is located close to local amenities and schooling. A wider range of shops and facilities are available along Holderness Road.

## Lounge Diner

12'7" x 20'5" (3.856m x 6.230m)

Main front entrance door opens into the property. Windows to the front and side elevations. Fire surround with inset fire (not tested). Stairs lead off to the first floor accommodation with under stairs cupboard. Two radiators.

## Kitchen

11'11" x 11'1" (3.651m x 3.386m)

Containing a range of base and wall units, work surfaces with single drainer sink unit. Space for appliances. Wall mounted gas water heater (not tested). Radiator. Window to the side elevation. Side entrance door.

## Wet Room

12'1" x 4'6" (3.689m x 1.372m)

Electric shower unit (not tested). Wash hand basin and WC. Radiator. Window to the side elevation.

## First Floor

### Bedroom One

11'10" to chimney breast x 9'10" + bay (3.616m to chimney breast x 3.007m + bay)

Window to the front elevation. Radiator.

### Bedroom Two with Cloakroom WC

7'2" to wall of wc x 10'3" (2.198m to wall of wc x 3.129m)

Window to the rear elevation. Wall mounted gas fired central heating boiler (not tested). Radiator. Cloakroom off with WC and basin.

## Outside

Corner terrace courtyard style garden which requires attention and repair.

## Energy Performance Certificate

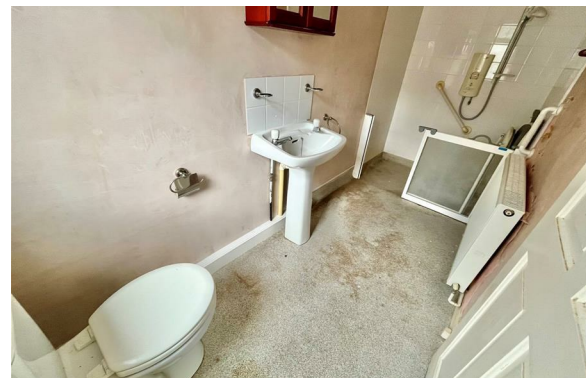
The current energy rating on the property is D (62).

## 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.

## Purchaser 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 00200378001504. Prospective buyers should check this information before making any commitment to take up a purchase of the property.



### 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>

### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

### Tenure

The tenure of this property is Freehold.

### 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.



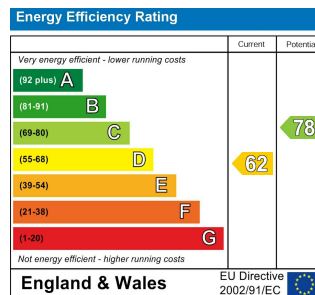
Ground Floor



First Floor



15 Brecon Street, Hull



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