



7, Wormley Court, Riccall Close, Hull, HU6 8BQ

- Tenanted Investment
- Tenancy From December 2024
- Surround By Similar Dwellings
- Lounge with access to Kitchen and GF WC
- Further Second Floor Bedroom
- Current Rent £650 pcm
- Three Bedroom Mid Terrace House
- Entrance with Stairs off
- Two First Floor Bedrooms and Bathroom
- Garden Areas

Offers In The Region Of £110,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

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

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: [brough@leonards-property.co.uk</](mailto:brough@leonards-property.co.uk)

7, Wormley Court, Riccall Close, Hull, HU6 8BQ

Tenanted investment, three storey three bedroom mid terrace town house. Located off Riccall Close and Ellerburn Avenue. Occupied by the current tenant since December 2024 with a current rent of £650 pcm. Recommended for viewing to fully appreciate the space provided. Entrance with stairs off. Front facing lounge and rear facing kitchen with GF WC off. On the first floor can be found two bedrooms and a bathroom. To the second floor is a further master bedroom. Garden areas to front and rear. Gas fired central heating system and double glazing. Viewing via Leonards.

Location

Located off Riccall Close and Ellerburn Avenue the property is well placed for local amenities. Newland Avenue and the university are within a short commute.

Entrance

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

Lounge

10' 6" x 10' 11" (3.20m x 3.33m)

Window to the front elevation. Radiator.

Kitchen

10' 7" x 10' 5" (3.23m x 3.17m)

Containing a range of base and wall units. Work surfaces with sink unit. Appliances of oven and hob. Space for appliances. Gas fired central heating boiler. Radiator. Window to the rear elevation with rear entrance door.

GF WC

Suite of WC and separate wash hand basin. Window to the rear elevation.

First Floor Landing.

Stairs leading off to the second floor. Radiator.

Bedroom Two

7' 7" x 10' 11" (2.31m x 3.33m)

Window to the front elevation. Radiator.

Bedroom Three

7' 0" x 1

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.

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>

Tenure

The tenure of this property is Freehold.

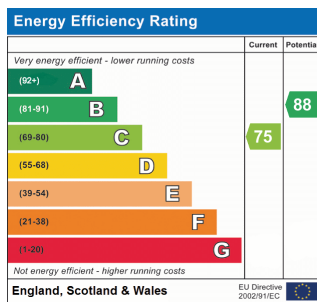
Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

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.





Address: Wormley Court, Riccall Close, Hull

1. The Money Laundering and Terrorist Financing (Amendment) Regulations 2026 (as amended). Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell, buy, rent or let a property. We will conduct these checks in accordance with the current HMRC guidelines: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales 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: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given 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 purchaser. 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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.