



44a, Brecon Street, Hull, HU8 8TN

- Two Bedroom Semi Detached House
- Entrance into Lounge
- Kitchen with Rear Access to Yard
- Two Bedrooms and Bathroom
- Gas Fired Central Heating System and Double Glazing
- Located Close to Local Amenities
- Dining Room with GF WC off
- First Floor Landing
- Rear Yard Area
- Tenanted Investment

£74,950



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Tenanted Investment - current rent £595 pcm Two bedroom semi detached house, located close to local amenities. Enter directly into the lounge with separate dining room with GF WC off with stairs leading off to the first floor accommodation and access to the kitchen at the rear of the house. On the first floor can be found the two bedrooms and a bathroom. Rear yard area. Gas fired central heating system and double glazing. 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.

Entrance into Lounge

12' 6" x 9' 3" (3.81m x 2.97m)

Main entrance door provides access into the property. Window to the front elevation, radiator and access into:

Dining Room

12' 6" x 9' 3" (3.81m x 2.82m)

Window to the side elevation, radiator, wooden effect flooring and stairs leading off to the first floor accommodation.

Ground Floor WC

Suite of WC and wash hand basin.

Kitchen

12' 6" x 10' 11" (3.81m x 3.33m)

Containing a range of base and wall units, work surfaces with single drainer sink unit, electric oven and hob with hood over with space for freestanding appliances. Window to the side elevation and rear access door to the outside.

First Floor Landing

Access to rooms off.

Bedroom One

12' 8" x 9' 11" (3.86m x 3.02m)

Window to the front elevation and radiator.

Bedroom Two

12' 8" x 10' 11" (3.86m x 3.33m)

Window to the rear elevation and radiator.

Bathroom

6' 1" x 10' 11" (1.85m x 3.33m)

Suite of bath, wash hand basin and WC. Towel rail radiator and extractor fan. Boiler cupboard with ideal gas fired central heating boiler.

Outside

There is a rear yard area with side pedestrian access.

Energy Performance Certificate

The current energy rating on the property is D (65).

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.

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Agents Note

The photographs were taken prior to the current tenant taking occupancy of the property.

Anti Money Laundering Compliance

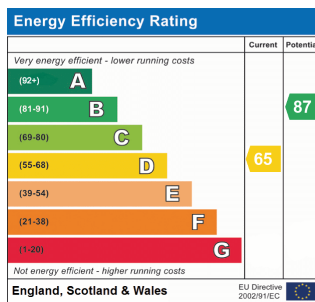
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Free Sales Market Appraisal/Valuation

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: Brecon Street, Hull

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