



9 Turner Close, Brough, HU15 1GU

LEONARDS

SINCE 1884

- EN-SUITE
- EPC C
- VIEWINGS VIA 01482 330777

- 3 BEDROOMS
- COUNCIL TAX BAND D

- 2 RECEPTION ROOMS
- AVAILABLE NOW

Leonards are pleased to present this three bedroom home to the rental market. Having undergone a light refurbishment is now ready for its new occupants to make home. The property is presented over three floors and offers an off street parking space.

EPC C - Council Tax Band D

Available now, register your interest on 01482 330777

£995 Per Calendar Month



External

To the front of the property is a sloped pathway leading to the front door.

Entrance Hallway

Allowing access to the first floor staircase, ground floor w.c. and Kitchen/Dining Space.

Ground Floor W.C.

Situated off the hallway is the W.C. which offers; hand basin, low flush w.c. and frosted window. Radiator.

Kitchen / Dining Space

A great open plan space offering the added benefit of a generous Dining Space. The Kitchen consists of; a mixture of wall and base units with work surface, sink inset with mixer tap, range cooker and extraction hood. Patio doors to the rear. Radiator.

Landing

Allowing access into Lounge, Family Bathroom and Bedroom 2. Staircase to Second Floor.

Lounge

A good sized room with two windows to the rear elevation. Radiator.

Bedroom Three

Bedroom with built in French door with Juliet balcony to the front. Radiator.

Family Bathroom

Bathroom with 'P' shaped bath, tiles to surround, hand basin with mixer tap and mirror

Second Floor Landing

Allowing access to Bedroom One and Two.

Bedroom One

Bedroom with built in wardrobes, en-suite and window to the rear. Radiator.

En-Suite

Leading on from Bedroom One you have this en-suite offering; shower cubicle with overhead shower, hand basin with mixer tap, low flush w.c., towel radiator, tiles to surround and window to the rear.

Bedroom Two

This bedroom has a window to the front and built in wardrobes. Radiator.

Rear External

A low maintenance rear garden with fencing to surrounds.

Tenant Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band D for Council Tax purposes. Local Authority Reference Number EL.T172009000. 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 330777

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>

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 (£229.61) 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 £1,148.07 which will be payable on the tenancy start date together with the first month's rent of £995. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

High Rental Demand

Due to high levels of interest, we may not be able to respond to all enquiries or offer viewings to every applicant.

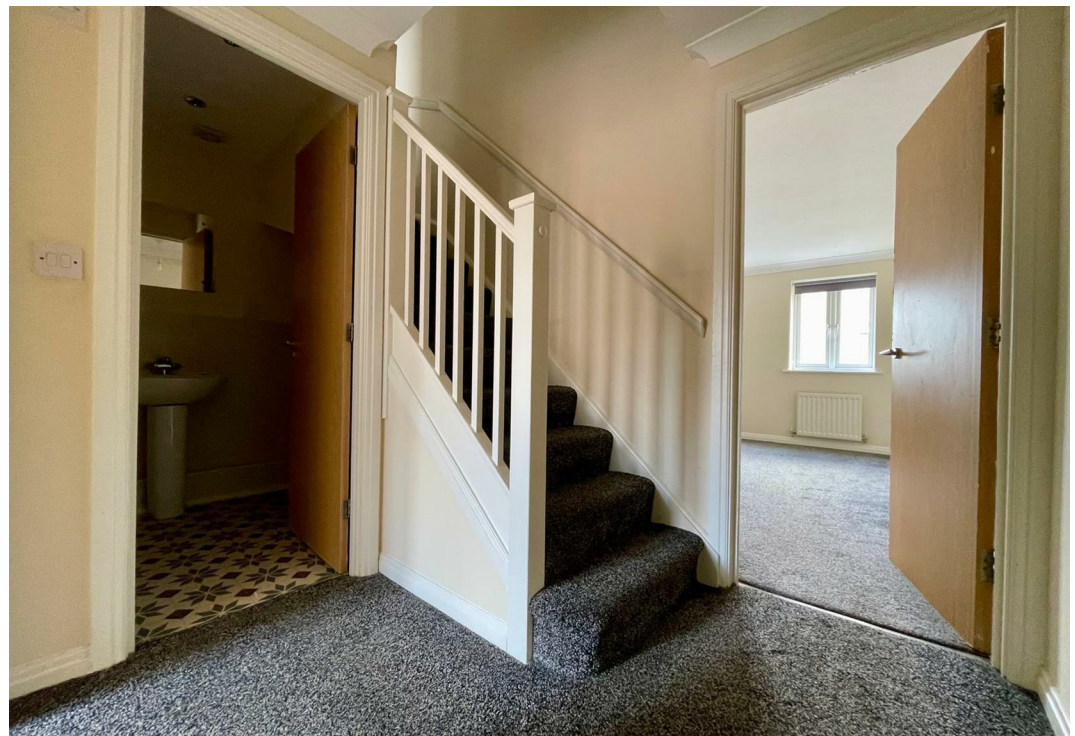
Free Lettings Market Appraisal/Valuation

Thinking of letting your house, or not achieving the interest you expected on your property currently on the market? Then contact Leonards who have great success in the letting of properties throughout Hull and the East Riding of Yorkshire.

Energy Performance Certificate

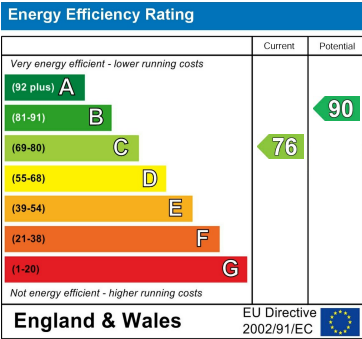
The current energy rating on the property is C





Money Laundering Regulations 2003 & Immigration Act 2014: 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.

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