

LEONARDS

SINCE 1884

Estate Agents
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80, Falkirk Close, Bransholme, HULL, HU7 5BX

- Spacious Family Home
- North Bransholme Location
- Council Tax Band A
- Enquire on 01482 375212
- Large Lounge & Kitchen
- Available Now
- EPC Grade TBC
- Viewings Via Leonards

£850 pcm



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

Website: www.leonards-property.co.uk

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Leonards are pleased to present this three bedroom property to the rental market located on North Bransholme Estate, off Lothian Way. The property is surrounded by ample greenery, including a childrens play park to the rear, local shops a short walk away and local primary and senior schools in close proximity.

The property benefits from three bedrooms, two of which are doubles. Upstairs Bathroom and ground floor w.c. and spacious Kitchen with space for a dining table.

Register your interest today with Leonards at ll@leonards-property.co.uk or 01482 375212.

Front External

Low maintenance front garden with decking and patio with fencing to surround.

Entrance Hallway

Entrance into the property allowing access to the Kitchen via open planned access, ground floor w.c., Rear Lobby, storage cupboard, Lounge and staircase to 1st Floor Landing. Radiator.

Kitchen

Spacious Kitchen with a range of wall and base units with contrasting work surface, tiled splashback, gas hob, oven, stainless steel sink inset with mixer tap and windows to the front and rear. Space to house a dining table, radiator.

Lounge

A good size lounge in an ideal shape, windows to the front and rear to emit good lighting. Radiator.

W.C.

Located off the hallway with low flush w.c., hand basin and frosted window to the rear.

Rear Lobby

An added extra to the rear of the property, ideal for storage. Allowing access to the rear property, window to the side elevation. Radiator.

Landing

Allowing access to all three Bedrooms, Bathroom and storage cupboards.

Bedroom One

Double Bedroom with windows to the front and rear. Radiator.

Bedroom Two

Double Bedroom with window to the front. Radiator.

Bedroom Three

A good sized Single Bedroom with window to the rear. Radiator.

Bathroom

The Bathroom consists of; bathtub with overhead electric shower, shower screen, hand basin and w.c. Frosted window to the front.

Rear Garden

Rear Garden with fence to surround, area laid to lawn and cupboards housing the property meters.

Viewings

Strictly through the sole agents Leonards 01482 375212.



Tenure

The tenure of this property is Freehold

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 0030016200800A. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

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 (£196.15) 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 £980.76 which will be payable on the tenancy start date together with the first month's rent of £850. 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 TBC



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 tenants and permitted occupiers will be asked to produce identification documentation as part of the referencing process. 2. General: While we endeavour to make our letting 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: Where stated, these approximate room sizes or any stated areas are only intended as general guidance. 4. White Goods & Electrical Appliances: Where these are left in the property these can be used, however should any items require repair, or be beyond repair, the Landlord does not undertake to pay for repairs or to replace the items, except those which the Landlord is required to do by law. 5. Photographs: These may have been taken using a wide angle lens which also has the potential to make rooms look larger and may be representative of the property's accommodation historically and therefore viewing of the property is recommended before committing to being referenced and taking up a tenancy. 6. Leonards for themselves and their landlords of this property, whose agents they are give, 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 tenant. 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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