

# LEONARDS

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## Flat 1 Beech Court, 49 Station Road, Brough, HU15 1DZ

- Ground Floor Apartment
- Secure Courtyard Parking
- Available from September
- Bathroom
- Bond £778.84
- Close To The Railway Station
- Fitted Kitchen with some Appliances
- Two Bedrooms (Small Box Bedroom Two)
- Electric Heating
- Viewing via Leonards

**£675 Per Calendar Month**



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: [info@leonards-property.co.uk](mailto:info@leonards-property.co.uk)

Website: [www.leonards-property.co.uk](http://www.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)



# Flat 1 Beech Court, 49 Station Road, Brough, HU15 1DZ

Situated near to the railway station, Beech Court is a development of apartments. The ground floor apartment has the benefit of electric heating with radiators and double glazing. The accommodation comprises entrance hall with entry system, fitted kitchen with appliances, lounge, two bedrooms (small box bedroom two) and bathroom. To the outside of the property there is a secure gated car park and communal gardens. Available from the start of September, bond £778.84. Viewing via Leonards please.

## Location

Brough is situated west of Hull, Brough benefits from a good selection of amenities including local shops, supermarket and a health centre. There is excellent access to commuter routes with the M62 nearby and, in addition, local bus services run regularly, whilst Brough railway station is on the main Intercity line. Brough has its own primary/junior school and provision for senior schooling at South Hunsley School in the nearby village of Melton.

## Entrance

Enter via a communal door into the communal hall.

## Communal Hall

Door leading to the apartment on the ground floor.

## Apartment

### Entrance Hall

Having doors which lead off into individual rooms. Radiator and Intercom phone.

### Lounge

14'5" x 11'6" (4.419m x 3.522m)

Having two double glazed windows. Wooden effect flooring and radiator. Opening into the kitchen.

### Kitchen

7'3" x 8'10" (2.235m x 2.714m)

Fitted with a range of wall and base units with work areas over. Stainless steel sink unit with mixer tap. Tiling to splash backs. Fitted appliances include electric oven and hob and stainless steel chimney extractor hood. Automatic washing machine, dishwasher and fridge freezer. A double glazed window. Radiator.

### Bedroom One

14'5" x 9'11" (4.399m x 3.036m)

Two double glazed windows. Wooden effect flooring and radiator.

### Small Box Bedroom Two

6'4" x 6'7" + door recess (1.941m x 2.012m + door recess)

Cupboard housing the hot water cylinder tank/storage. Double glazed window. Wooden effect flooring and radiator.

### Bathroom

6'0" x 7'5" (1.848m x 2.263m)

Fitted with a suite comprising panelled bath with shower attachment over and shower screen, pedestal wash hand basin and low level WC, radiator. Tiled splash backs. Vent. Shaving point.

### External

Communal gardens and car parking space in a secure courtyard.

### Services

The mains service water, electric and drainage are connected.

### Energy Performance Certificate

The current energy rating on the property is D(61)

### 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 (£155.76) 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 £778.84 which will be payable on the tenancy start date together with the first month's rent of £675. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

### Tenant Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number ELT165049001. 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 Leasehold.

### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

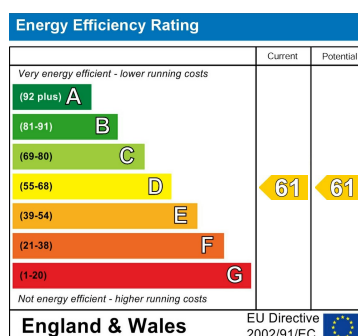
### Free Lettings Market Appraisal/Valuation

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.

### 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.





1. Money Laundering Regulations 2003 & Immigration Act 2014 : 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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