

# LEONARDS

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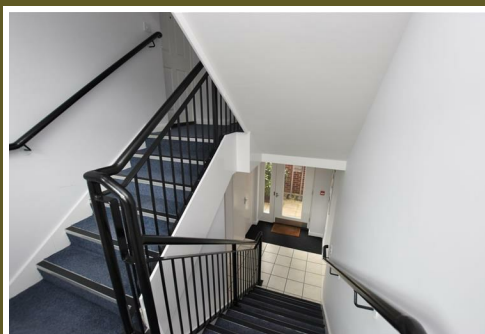
Estate Agents  
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## 34 Pickering Grange, Brough, East Yorkshire, HU15 1GY

- First Floor Apartment
- Open Plan Lounge & Kitchen
- Re-Decorated Throughout
- Modern Development
- Bond £801.92
- Two Bedrooms
- Newly Fitted Flooring Throughout
- Car Parking Space
- Early Viewing Recommended

**£695 Per Calendar Month**



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# 34 Pickering Grange, Brough, East Yorkshire, HU15 1GY

The property forms part of "The Kings Wharfe" development by David Homes, the development being approached from the centre of the village via Welton Road taking the first right at the first roundabout onto Moor Road then taking the first left at the second roundabout onto Ruskin Way the development being located on the right hand side. This property has just been redecorated including newly flooring and painted throughout. Two Bedroom First Floor Flat, with Communal Entrance, Stairs to the Flats, Hallway, Open Plan Lounge/Kitchen, Two Bedrooms and Bathroom. Car Parking Space. Deposit £801.92

## Accommodation

### Ground Floor

Communal entrance hall with intercom door release system. Staircase leading to the first and second floor accommodation.

### Second Floor

Landing and access to door which in turn gives access to apartment.

### Entrance Hall

Having cupboard that provides storage with a further cupboard/utility with plumbing for washing machine, radiator.

### Open Plan Sitting/ Kitchen Area

Kitchen- Wall and base units matching work preparation areas over, stainless steel sink unit with mixer tap. Fitted appliance include oven, hob extractor hood. The sitting area has double glazed french doors overlooking the Juliet Balcony, further double glazed window, two radiators.

### Sitting Room

10'7" x 14'5" (3.241m x 4.419m)

### Kitchen Area

10'9" x 6'2" (3.288m x 1.905m)

### Master Bedroom

9'0" x 12'7" to wardrobes (2.765m x 3.844m to wardrobes)

Fitted wardrobes, double glazed window, radiator.

### Bedroom 2

6'11" x 11'0" (2.109m x 3.361m)

Double glazed window, radiator.

### Bathroom

6'11" + door recess x 6'3" (2.126m + door recess x 1.914m)

Fitted with a three piece suite comprising panelled bath, shower attachment over, pedestal wash hand basin, low level WC, tiling to splashbacks, double glazed window, radiator.

### Outside

Off Street parking.

### Viewings

Strictly through the sole agents Leonards 01482 330777

### Tenure

The tenure of this property is Leasehold.

### 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 ELT135034000. 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 (£160.36) 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 £801.92 which will be payable on the tenancy start date together with the first month's rent of £695. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

### Energy Performance Certificate

The current energy rating on the property is C

### Free Lettings Market Appraisal/Valuation

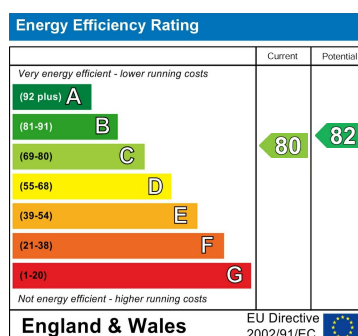
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1. Money Laundering Regulations 2003 & Immigration Act 2014 : Intending tenants and permitted occupiers will be asked to produce identification documentation as part of the referencing process. 2. General: While we endeavour to make our letting particulars 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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