



## 26 Chancery Court, Brough, HU15 1FG

- Second Floor Apartment
- Close To The Train Station
- Stairs Provide Access to Apartments
- Kitchen
- Allocated Parking Space
- Convenient Location
- Communal Entrance
- Open Plan Lounge
- One Bedroom and Bathroom
- Bond £686.53

**£595 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)

59 Welton Road, Brough, East Yorkshire HU15 1AB  
Tel: 01482 330777

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

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

# 26 Chancery Court, Brough, HU15 1FG

One bedroom second floor apartment. Communal entrance into the apartments, stairs provide access to the upper floors. Private residential access door to the hallway, open plan lounge to fitted kitchen/diner, double bedroom and bathroom. Allocated parking space and balconies, convenient location for the train station. Bond £686.53. Viewing via Leonards please.

## Location

Brough has a primary school and lies within the catchment area for South Hunsley School. The area benefits from excellent transport links, the nearby A63 connecting into the M62 and national motorway network. Nearby Brough railway station has services to Hull and London. Humberside airport lies approximately 30 minutes driving distance. Other amenities include the nearby Brough golf course, Ionians Rugby Club and Sports Centre and there are various beautiful walks and cycle trails. There is a Morrisons and Aldi supermarket and a Sainsburys mini market to be found in Brough plus various shops in the general locality.

## Ground Floor

Communal entrance hall leading from rear car park, with intercom door release system and letter boxes. Stairs and landings leading to first and second floor.

## Second Floor

Landing and access door to apartment.

## Entrance Hall

Having built in storage cupboard and separate hot water heater cupboard, loft hatch access, intercom phone and slim line wall heater and ceiling spot lighting.

## Lounge Diner

12'9" approx x 15'7" (3.901m approx x 4.764m)

Two electric wall heaters, glazed doors to balcony. Open to kitchen.

## Kitchen

9'2" x 7'3" (2.805m x 2.234m)

Fitted with base wall and drawer units, worktops and splashbacks, breakfast bar, stainless steel sink unit with mixer tap, integrated electric oven with extractor hood over. Window to the front elevation.



## Double Bedroom

13'9" x 9'6" (4.197m x 2.904m)

Fitted with mirror fronted wardrobe, glazed door opening to balcony, electric wall heater.

## Bathroom

5'7" x 7'0" (1.712m x 2.146m)

White suite including tiled inset panel bath having shower over, vanity sink unit with storage cupboards and displays, electric shaver point, low flush W.C., electric wall heater and extractor unit.



## Outside

One allocated car parking space and communal gardens.

## Services

Mains water, electric and drainage.

## Energy Performance Certificate

The current energy rating on the property is D (58).

## 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.



## 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 (£137.30) 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 £686.53 which will be payable on the tenancy start date together with the first month's rent of £595. 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 A for Council Tax purposes. Local Authority Reference Number ELT036026000. 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

## Referral Fees

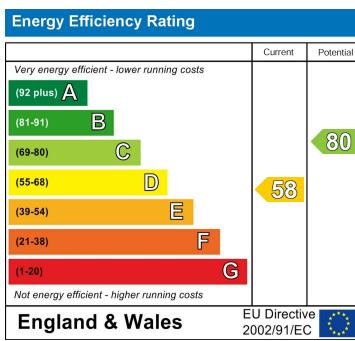
As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 + VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the pro-ration fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

## 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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