



21 Chancery Court, Brough, East Yorkshire, HU15 1FG

**LEONARDS**

SINCE 1884



- Located Close to the Train Station
- Ground Floor shared Entrance with Stairs
- Rear Facing Breakfast Kitchen
- Bond £801.92

- First Floor Two Bedroom Flat
- Flat Entrance Hallway
- Two Bedrooms with Wardrobes

- Allocated Parking Space
- Front Facing Lounge
- Bathroom with Shower Over the Bath

Two bedroom first floor flat with allocated parking space, ideally located close to the train station. Accommodation briefly comprising:- Ground floor shared entrance with stairs to the first floor flat, entrance hallway, lounge, breakfast kitchen, two bedrooms and bathroom with three piece suite, electric heaters and double glazed windows. Bond £801.92. Viewing via Leonards.

## £695 Per Calendar Month





**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 Shared Entrance**

Ground floor shared entrance lobby with stairs leading to the first floor flat.

**Entrance Hallway**

Main flat access door leads into the hallway area. Access to all rooms off, cylinder cupboard and store cupboard. Telephone entrance system. Access to roof void.

**Lounge**

11'4" x 15'5" + door recess (3.465m x 4.714m + door recess)  
Window to the front elevation and electric heater.

**Breakfast Kitchen**

6'11" x 12'7" (2.118m x 3.853m)  
Containing a range of base and wall units, work surfaces with sink unit. Appliances of electric oven and hob with hood over. Space for freestanding appliances, window to the rear elevation and electric wall heater.

**Bedroom One**

9'4" x 12'1" to wardrobes (2.853m x 3.690m to wardrobes)  
Window to the front elevation, wardrobes with sliding doors and electric heater.

**Bedroom Two**

9'1" x 10'3" to wardrobes (2.776m x 3.143m to wardrobes)  
Window to the rear elevation, wardrobes with sliding doors and electric heater.

**Bathroom**

5'7" max 7'2" (1.719m max 2.202m )  
Fitted with a suite of bath with mains plumbed shower over and screen, wash hand basin and WC. Heated towel rail, part tiled walls and extractor fan.

**Outside**

The flat has an allocated car parking space.

**Energy Performance Certificate**

The current energy rating on the property is C (76).

**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 (£160.38) 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).

**Services**

The mains services of water and electric are connected. Broadband Basic 17 Mbps Ultrafast 1000 Mbps.

**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 ELT036021000. 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.

**Referral Fees**

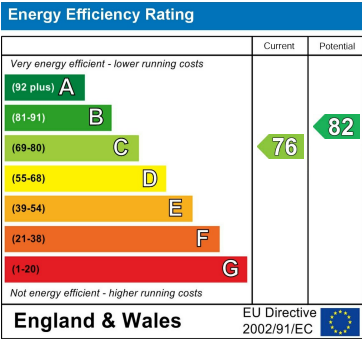
As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider 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





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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