



9 Turner Close, Brough, HU15 1GU

**LEONARDS**

SINCE 1884

- **MORE PHOTOS TO FOLLOW**
- **EPC C**
- **VIEWINGS VIA 01482 330777**

- **3 BED ROOMS**
- **COUNCIL TAX BAND D**

- **2 RECEPTION ROOMS**
- **AVAILABLE ASAP**

Leonards are pleased to present this three bedroom home to the rental market. Currently undergoing a light re-decoration, we are looking to register interest for when the property is available for viewings.

EPC C - Council Tax Band D

More photos to follow. Register your interest on 01482 330777

**£995 Per Calendar Month**

**External**

This property is currently undergoing works in preparation for a next tenant, expected to be ready for viewing week commencing 22nd June. Further photos and details to follow.

Should you wish to register your interest for further details into this house, please contact the team on 01482 330777.

**Tenant Outgoings**

From internet enquiries with the Valuation Office website the property has been placed in Band D for Council Tax purposes. Local Authority Reference Number ELT172009000. 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 Freehold

**Viewings**

Strictly through the sole agents Leonards 01482 330777

**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 (£229.61) 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 £1,148.07 which will be payable on the tenancy start date together with the first month's rent of £995. 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.

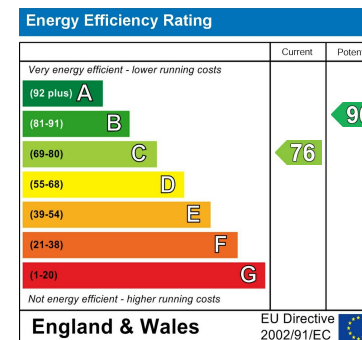
**Energy Performance Certificate**

The current energy rating on the property is C



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