



## 44a Brecon Street, Hull, HU8 8TN

- Two Bedroom Semi Detached House
- Entrance into Lounge
- Kitchen with Rear Access to Yard
- Two Bedrooms and Bathroom
- Gas Fired Central Heating System and Double Glazing
- Located Close to Local Amenities
- Dining Room with GF WC off
- First Floor Landing
- Rear Yard Area
- Tenanted Investment

Offers In The Region Of £74,950



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# 44a Brecon Street, Hull, HU8 8TN

\*Tenanted Investment - current rent £595 pcm\* Two bedroom semi detached house, located close to local amenities. Enter directly into the lounge with separate dining room with GF WC off with stairs leading off to the first floor accommodation and access to the kitchen at the rear of the house. On the first floor can be found the two bedrooms and a bathroom. Rear yard area. Gas fired central heating system and double glazing. Viewing via Leonards.

## Location

Situated on Brecon Street, off Derwent Street the property is located close to local amenities and schooling. A wider range of shops and facilities are available along Holderness Road.

## Entrance into Lounge

12'5" x 9'8" (3.809m x 2.961m)

Main entrance door provides access into the property. Window to the front elevation, radiator and access into:

## Dining Room

12'5" x 9'3" (3.801m x 2.825m)

Window to the side elevation, radiator, wooden effect flooring and stairs leading off to the first floor accommodation.

## Ground Floor WC

Suite of WC and wash hand basin.

## Kitchen

12'6" x 10'11" (3.830m x 3.336m)

Containing a range of base and wall units, work surfaces with single drainer sink unit, electric oven and hob with hood over with space for freestanding appliances. Window to the side elevation and rear access door to the outside.

## First Floor Landing

Access to rooms off.

## Bedroom One

12'8" x 9'11" (3.863m x 3.043m)

Window to the front elevation and radiator.

## Bedroom Two

12'8" x 10'11" (3.870m x 3.336m)

Window to the rear elevation and radiator.

## Bathroom

6'0" x 10'10" (1.845m x 3.317m)

Suite of bath, wash hand basin and WC. Towel rail radiator and extractor fan. Boiler cupboard with ideal gas fired central heating boiler.

## Outside

There is a rear yard area with side pedestrian access.

## Energy Performance Certificate

The current energy rating on the property is D (65).

## 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).

### **Purchaser 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 00200400019103. Prospective buyers 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 not been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### **Tenure**

The tenure of this property is Freehold.

### **Viewings**

Strictly through the sole agents Leonards 01482 375212/01482 330777

### **Agents Note**

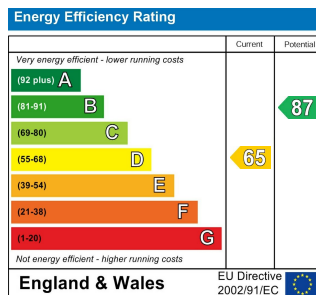
The photographs were taken prior to the current tenant taking occupancy of the property.

### **Anti Money Laundering Compliance**

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

### **Free Sales Market Appraisal/Valuation**

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. \*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



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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