

## 3 Bedroom

Newland Park, Hull, HU5 2DW

£850 per month



- IMPRESSIVE, STYLISH 3 BEDROOM APARTMENT • TELEPHONE ENTRY/EXIT SYSTEM • TASTEFULLY FITTED MODERN KITCHEN • PRIVATE BALCONY OVERLOOKING GARDENS • 4-PIECE MODERN BATHROOM WITH • DOUBLE WALK-IN SHOWER ENCLOSURE • GARAGE, GSH AND DOUBLE GLAZING





### **3 Bedroom Flat**

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The apartment has an impressive, stylish finish with generously proportioned living space throughout. The accommodation has a telephone entry/exit system within the Hall. The Lounge is bright and spacious with a fire place which creates an attractive focal point to the room. The Kitchen is fitted with a matching range of units which are further complimented with integrated appliances and tasteful fixtures and fittings. There are three bedrooms and a brand new spacious bathroom with a 4-piece suite to include a walk-in shower enclosure with a rain water shower head, bath, vanity wash hand basin and built in wc. All finished perfectly with contrasting tiled surround and chrome fittings to the sanitary ware. Leading off from the Lounge is access to a Balcony/Seating area with lovely views over Newland Park.

## Location

Newland Park has a unique charm with delightful tree lined Avenues. The area is well served with many local amenities, good shopping centres along Chanterlands Avenue and Newland Avenue provide interesting local traders. Multi cultural Cafe Bars and Bistros may be found along Princes Avenue. The University of Hull is practically on the doorstep with many local schools and colleges nearby. The village of Cottingham is just a short commutable distance from the property with public transport links providing regular connections to the City Centre and surrounding areas.

## Property Description

### Ground Floor

**Communal Entrance Door** - Which leads through to a Entrance Hall, staircase off to the first floor and a private Entrance Door through to an Entrance Hall.

**Entrance Hall** - Has a telephone entry/exit system, radiator, coving and oak grained effect panel flooring. Door leading through to the Lounge: Also leading through from the Entrance Hall is the Kitchen, also door through to Bedroom 1 from the Entrance Hall. And extending through to the Bathroom

### First Floor

**Lounge** - 16' 0" x 11' 5" (4.88m x 3.5m) to extremes x to extremes

A double glazed window with aspect over the front garden areas, modern fire place with arched insert and open display basket and tiled hearth. Radiator, ceiling rose, coving and oak grained effect panel flooring. There is also a further double glazed door which leads out to a private balcony/seating area.

**Kitchen** - 9' 11" x 8' 4" (3.04m x 2.56m) to extremes x to extremes

Double glazed window with aspect over the front garden areas and a balcony. Range of matching base, drawer and wall mounted units, coordinating laminate work surface housing 1 and a half bowl single drainer sink unit with swan neck mixer tap over and contrasting tiled splash back surround. There is a further work surface housing a hob, built in oven beneath and stainless steel funnel hood extractor fan over. There is an integrated washing machine, integrated Fridge and Freezer. Concealed gas central heating boiler, small matching breakfast bar, radiator and oak grained effect panel flooring.



**Bedroom 1 - 10' 7" x 9' 7" (3.23m x 2.93m)** to extremes x to extremes

Double glazed window with aspect over the rear Patio area and Gardens, radiator, coving and oak grained effect panel flooring.

**Bedroom 2 - 12' 0" x 9' 11" (3.66m x 3.04m)** to extremes x to extremes

Double glazed window with aspect over the rear Patio and Gardens, radiator, coving and oak grained effect panel flooring.

**Bedroom 3 - 6' 11" x 6' 9" (2.13m x 2.07m)** to extremes x plus door access

There is a loft hatch to the roof void, radiator, coving and oak grained effect panel flooring, there is also built in airing cupboard.

**Bathroom** - A brand new Bathroom which has a white 4-piece suite to include a panel bath, walk in double shower enclosure with rain water shower head, fitted vanity wash hand basin with storage space beneath and mirrored cabinet above and low flush wc. Contrasting tile splash back surround, chrome fittings to the sanitary ware, chrome upright towel rail/radiator and there is a chrome shower attachment to the bath. Recessed down lighting and coordinating tiled flooring.



## Exterior

**Outside** - To the front of the property are mature gardens housing trees, plants, flowers and shrubs and space for off road parking.

Council tax band: B

Rental Deposit: £980

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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