

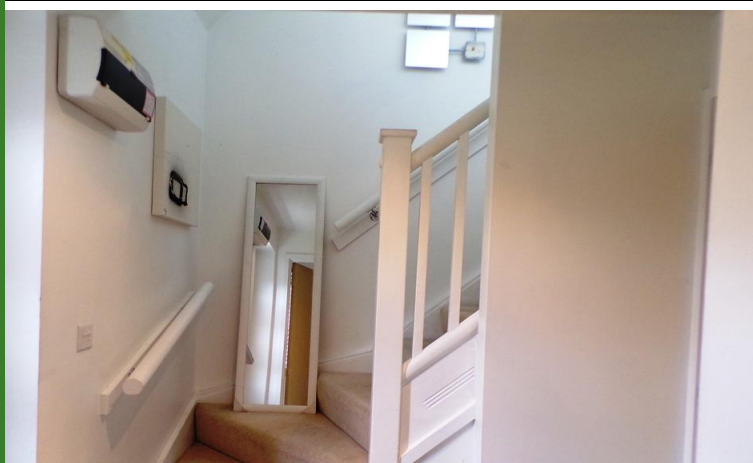
1 Bedroom

Sandwell Park, Kingswood, Hull, HU7 3GY

£475 per month



• SOUGHT AFTER LOCATION • MODERN TOWN HOUSE • EASY MAINTENANCE LIVING •
ALLOCATED PARKING • IMMEDIATE AVAILABILITY • SUBJECT TO SATISFACTORY REFERENCES





1 Bedroom End Terraced House

£475 per month

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3GY

A modern town house arranged to two floors and ideally located within this highly popular residential development on Kingswood. The internal accommodation briefly comprises; an entrance hall, double bedroom and shower room to the ground floor. To the first floor is an open plan lounge and kitchen with french doors and Juliet balcony. Outside there is allocated parking. Additionally the property benefits from double glazing and a gas central heating system. Immediate availability - subject to satisfactory references.

Location

Kingswood is very well known for its wealth of amenities which include a retail park with many high street names. There are many restaurants, a cinema and fitness centre close by. Regular transport links and road networks connect to the city centre and surrounding areas.

Property Description

Ground Floor

Entrance Hall - Double glazed front entrance door leads through to an entrance vestibule with a staircase off to the first floor. There is a radiator and door through to the bedroom.

Bedroom - 9' 9" x 8' 11" (2.98m x 2.74m) from the front of the fitted wardrobes x to extremes
Double glazed window with aspect over the front garden area, range of full width fitted wardrobes with shelves and hanging space, radiator and oak grained effect laminate flooring.

Shower Room - Also extending through from the entrance vestibule is the shower room, with a white 3 piece suite comprising of a walk in shower enclosure, pedestal wash hand basin with tile splashback surround and low flush wc. There is also a small utility area with plumbing for automatic washing machine and a laminate work surface. There are chrome fittings to the sanitary ware and extractor fan, coordinating ceramic tile flooring with radiator.

First Floor

Open Plan Lounge / Kitchen Diner - 12' 3" x 11' 8" (3.74m x 3.56m) to extremes x to extremes
Double glazed window and double glazed French doors with Juliet balcony and a further double glazed window to the stairwell. Built in base unit with roll edge laminate work surface housing a circular sink unit with mixer tap over. The work surface also houses a stainless steel hob, built in oven beneath and stainless steel funnel hood extractor fan over with a stainless steel splashback surround. There's a small built in meter cupboard, radiator, wall light points and oak grained effect laminate flooring.

Council tax band: A

Rental Deposit: £545



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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