

## 2 Bedroom Bungalow

Wensleydale, Sutton Park, HULL, HU7 6DD

£675 per month



• POPULAR SOUGHT AFTER AREA • 2 BEDROOM BUNGALOW • IMMEDIATE AVAILABILITY •  
SUBJECT TO SATISFACTORY REFERENCES • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING







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If you are wanting to live in a super smart semi-detached true bungalow this property will be perfect for you!

The property is bright and spacious throughout and is now in move-into condition. The internal accommodation briefly comprises of an L shaped entrance hall, lounge with a picture window providing views over the front garden area. The kitchen is fitted with a matching range of units which are further complimented with coordinating fixtures and fittings. There are 2 bedrooms and a contemporary shower room with a 3 piece suite. Outside to the rear the lawn has been laid for ease of maintenance and further to create an off-road parking space or hard standing area. The garden is all enclosed with high level access gates.

There are gardens to 3 sides and the front garden is lawned with flower and shrub borders.

The property also benefits from full double glazing and a gas central heating system.

Offered with immediate availability subject to satisfactory references.

## Location

The property is ideally located within a highly popular residential area, close to many amenities. The Kingswood Retail and Leisure Park is just a short distance from the property, to include a cinema and bowling alley and there are many high street stores and supermarkets close by.

Popular, well visited cafe bars and restaurants to choose from.

Regular public transport links create easy access to the City Centre and surrounding areas.

## Property Description

### Ground Floor

**Entrance** - Double glazed front entrance door with side screen window which leads through to the L shaped entrance hall.

Loft hatch through to the roof void, built in storage cupboard, overhead storage cupboard and radiator.

**Lounge** - 14' 11" x 9' 11" (4.57m x 3.04m) Extremes to extremes.

Double glazed picture window with aspect over the front garden area.

Fire place with marble effect back and hearth housing a coal effect living flame gas fire.

Radiator and coving.

**Kitchen** - 8' 9" x 8' 0" (2.67m x 2.44m) Extremes to extremes.

Double glazed window with aspect over the front garden area.

Matching base, drawer and wall mounted units with open display shelving.

High gloss roll edged laminate work surface housing a single drainer sink unit, with a mixer tap over and a tiled splash back surround.

Plumbing for automatic washing machine, space for a cooker, space for a larger fridge and space for a larger freezer.

Wall mounted gas central heating boiler.

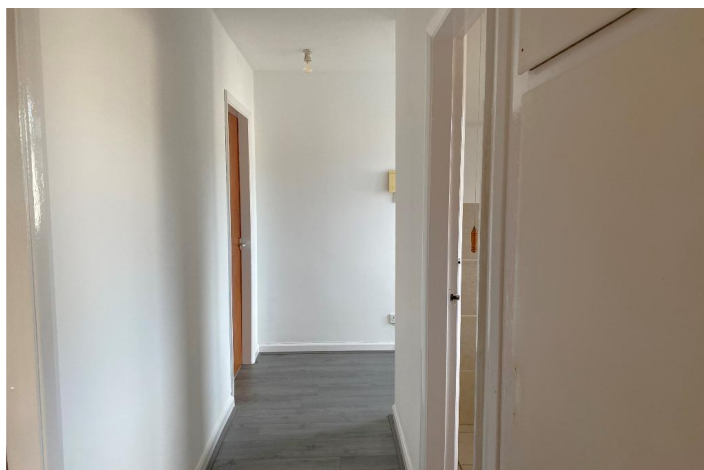
Coordinating ceramic tiled flooring.

**Bedroom One** - 12' 11" x 9' 11" (3.94m x 3.04m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Radiator.

**Bedroom Two** - 9' 4" x 8' 10" (2.86m x 2.7m) Extremes to extremes.





Double glazed window with aspect over the rear garden area.  
Radiator.

**Shower room** - Three piece suite comprising of a walk in shower enclosure, pedestal wash hand basin, and low flush WC, all with a contrasting tile surround.  
Double glazed opaque window, radiator and coordinating ceramic tiled flooring.

**Exterior**

**Rear Garden Area** - Garden is mainly laid to lawn, enclosed with a high level timber, perimeter and boundary fence with a gardeners shed inset.  
High level double drive gates lead through to a pull on drive/off road parking or hard standing area.

**Front Garden Area** - Mainly laid to lawn with flower and shrub borders.  
Enclosed with a low level timber, picket style perimeter and boundary fence with a matching access gate.

Council tax band: A  
Rental Deposit: £750

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88  B
69-80	C	70  C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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