

## 2 Bedroom Terraced House

Essex Street, Hull, HU4 6PR

£625 per month



To arrange a viewing please email agent, viewings can't be arranged by telephone

- RECENTLY MODERNISED • LOUNGE PLUS DINING AREA • MODERN FITTED KITCHEN • 2 BEDROOMS • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • IMMEDIATE AVAILABILITY •
- SUBJECT TO SATISFACTORY REFERENCES.





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A spacious property which is offered to the market with immediate availability (subject to satisfactory references).

The property has recently modernised throughout and extended to the rear.

The accommodation is arranged to 2 floors and briefly comprises of a lounge, rear sitting room or dining room, modern fitted kitchen and bathroom with a white 3 piece suite and shower over the bath.

To the first floor there are 2 good sized bedrooms.

Outside to the rear is a courtyard area.

Additionally the property further benefits from a gas central heating system and double glazing.



## Location

The area is well served with a wealth of local amenities to include good local shopping centres, retail parks and high street supermarkets.

Regular public transport links provide good connections to Hull city centre and Hessle Square.

The motorway connections in and out of the city are conveniently situated just around the corner from the property.

Other amenities include a library, health centre and post office.

## Property Description

### Ground Floor

**Entrance** - Double glazed front entrance door with a matching overhead screen window leads through to an entrance porch. An open arch leads through to the lounge.

**Lounge** - 14' 2" x 11' 7" (4.32m x 3.55m) Extremes to extremes.

Double glazed window with aspect over the front forecourt area.

Radiator.

Coving.

**Rear Sitting Room/Dining Room** - 9' 2" x 8' 9" (2.8m x 2.68m) Extremes to extremes.

Open plan to staircase off to the first floor.

Understairs cloaks/meter cupboard.

Radiator.

**Kitchen** - 10' 4" x 10' 4" (3.17m x 3.16m) Extremes to extremes.

Double glazed window with aspect over the rear courtyard area.

Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.

Coordinating roll edged laminate work surface housing a hob, built in oven beneath and a stainless steel extractor fan over, also with brick effect tiled splash back surround.

A further matching work surface housing a stainless steel sink unit with a swan neck mixer tap over, also with brick effect tiled splash back surround.

Plumbing for automatic washing machine.

Space for upright fridge freezer.

Radiator.

Laminate flooring.

**Rear Entrance Lobby** - Built in storage cupboard.

Double glazed rear entrance door providing access to rear courtyard.

Laminate flooring.



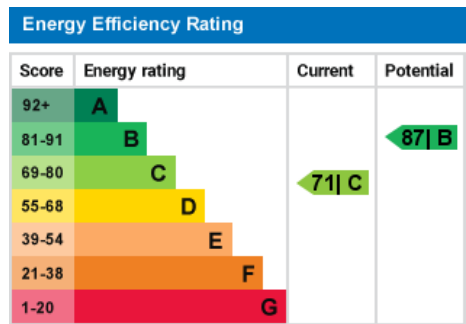
**Bathroom** - 3 piece suite comprising of a paneled bath, pedestal wash hand basin and low flush WC.  
 Chrome effect flexi shower over bath.  
 Fixed shower screen.  
 Double glazed opaque window.  
 Extractor Fan.  
 Radiator.

## First Floor

**Bedroom One** - 12' 11" x 11' 8" (3.96m x 3.56m) Extremes to extremes.  
 Double glazed window with aspect over the front forecourt area.  
 Radiator.

**Bedroom Two** - 9' 10" x 8' 9" (3.02m x 2.69m) Extremes to extremes.  
 Double glazed safety window with aspect over read courtyard area.  
 Built in cupboard housing the gas central heating boiler.  
 Radiator.  
 Coving.

Council tax band: A  
 Rental Deposit: £721



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