

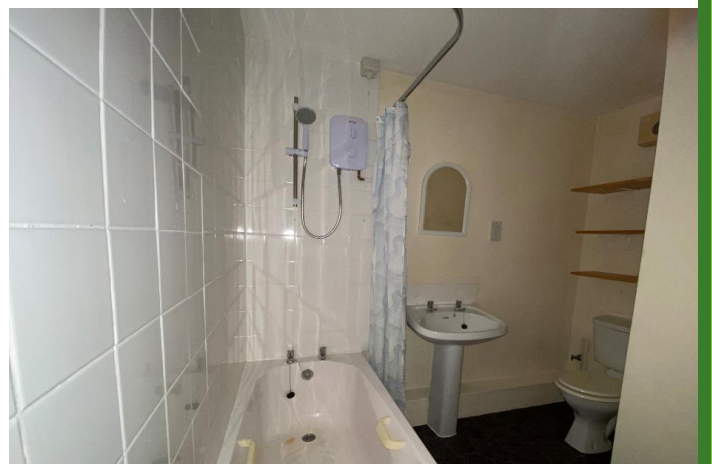
1 Bedroom Apartment

Rosedale Mansions, HULL, HU3 2TE

£500 per month



- SMART ACCOMMODATION • SPACIOUS LOUNGE • KITCHEN WITH INTEGRATED APPLIANCES •
- DOUBLE GLAZING • HEATING SYSTEM • REAR PRIVATE CAR PARK • IMMEDIATE AVAILABILITY





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The superb super smart accommodation is arranged to one level and briefly comprises of a spacious lounge with a tasteful contemporary finish, well-equipped breakfast kitchen to include cooking, integrated appliances, double bedroom. Bathroom with a three-piece suite, with a shower over the bath. Outside to the rear is a private car park. The apartment also benefits from a heating system and double glazing. This property is offered with immediate availability, subject to satisfactory references.

Location

This lovely second-floor apartment is perfectly located within the superb former school house conversion. The property is ideally located for all amenities to include busy shopping centres, including the shopping precinct and retail parks within the city centre, Hull Royal infirmary and the Paragon Interchange are just a short distance from the property, creating easy access in and out of the city. The a 63 is close by and conveniently placed with motorway connections in and out of the city. Also within the Hull city centre, there is the ever popular Marina, with a great choice of popular well visited restaurants and cafe bars, all in all a great place to live!

Property Description

Ground Floor

Entrance Hall - Communal entrance door leads to a staircase which leads to the second floor.
Private entrance door with staircase off the first floor.

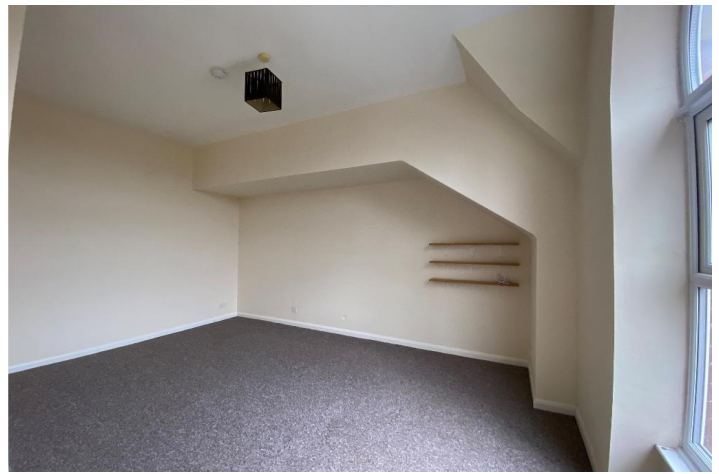
First Floor

Lounge - 15' 8" x 13' 8" (4.78m x 4.18m) Extremes to extremes.
Double glazed window with aspect over the Boulevard.
Wall mounted heater.

Kitchen - 13' 7" x 7' 10" (4.15m x 2.41m) Extremes to extremes.
Double glazed window with aspect over the rear of the building.
A range of matching base and wall mounted units with brushed steel effect handle detail coordinating unit housing, a built-in hob built-in oven beneath and an extractor fan over with a tiled splash back surround.
Plumbing for automatic washing machine.
Built-in single drainer sink unit with a tiled splash back surround.
Space for breakfast table.
Extractor fan.

Bedroom One - 11' 2" x 10' 1" (3.41m x 3.09m) Extremes to extremes .
Double glazed window with aspect over the Boulevard.
Wall mounted heater.

Bathroom - The bathroom has a three-piece suite, comprising of a panel bath with an electric shower over and a contrast surround, pedestal wash hand basin and low flush WC Built-in storage cupboard



Extractor

Exterior

Outside area - Outside to the rear is an enclosed car park with allocated parking for the residents.

Council tax band: A
Rental Deposit: £575

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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