

1 Bedroom Flat

Peel St, HULL, HU3 1QR

£395 per month



- SPACIOUS GROUND FLOOR FLAT • 1 DOUBLE BEDROOM • KITCHEN WITH INTEGRATED APPLIANCES • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • MOVE INTO READY •
- SUBJECT TO SATISFACTORY REFERENCES





1 Bedroom Flat

£395 per month

Peel St, HULL, HU3 1QR

Superb ground floor flat which is bright and spacious throughout within this characterful period property.

The property briefly comprises of an entrance hall, spacious lounge, double bedroom, good sized well-equipped breakfast kitchen with integrated appliances and a bathroom with a 3 piece suite and shower.

The property is offered with immediate availability subject to satisfactory references.

Location

The property is close to the city centre and all amenities much needed for day-to-day living. There are busy local shopping centres within walking distance. However, for a more extensive shopping experience the St. Stephens shopping precinct is just a short distance from the property.

The Paragon road and rail interchange is also conveniently placed within the town centre, creating easy access to the surrounding areas.

Also just around the corner is the Hull Royal Infirmary. Along the neighbouring Princes Avenue there are many multicultural café bars and restaurants to choose from for those wishing to spend leisure time with family and friends.

Property Description

Ground Floor

Communal Entrance - Communal entrance door leads through to a private entrance door with staircase off to the first floor.

Private Entrance - Leading from the communal entrance to a private entrance hall.

Bedroom - 13' 11" x 13' 5" (4.26m x 4.09m) Extremes to extremes.

Double glazed window with aspect over the front forecourt area.

Inner Hall - Built in under stairs storage cupboard.

Picture rail.

Cornice.

Radiator.

Lounge - 16' 2" x 13' 8" (4.95m x 4.19m) Extremes to extremes.

Leading from the Inner hall..

Double glazed bay window with aspect over the rear garden areas

Picture rail.

Cornice.

Radiator.

Laminate flooring.

Dining Kitchen - 17' 5" x 10' 3" (5.31m x 3.14m) Extremes to extremes.

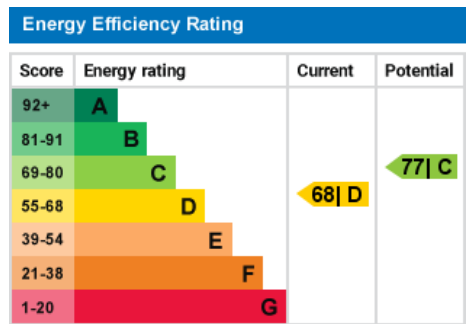
Double glazed window with aspect over the rear courtyard area. Range of base, drawer and wall mounted units. Roll edge laminate work surface. Built in oven. Further work surface with hob and extractor fan



over.
 Tiled splash back surround.
 Built in single drainer sink unit.
 Wall mounted gas central heating boiler.
 Partial paneling to the walls.
 Radiator.
 Ceramic tiled flooring.

Bathroom - With a 3-piece suite comprising of a panel bath, pedestal wash hand basin and low flush W.C.
 Contrasting tiled surround.
 Double glazed opaque window.
 Gainsborough shower over the bath.
 Ceramic tiled flooring.
 Radiator.

Council tax band: A
 Rental Deposit: £455



MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.