

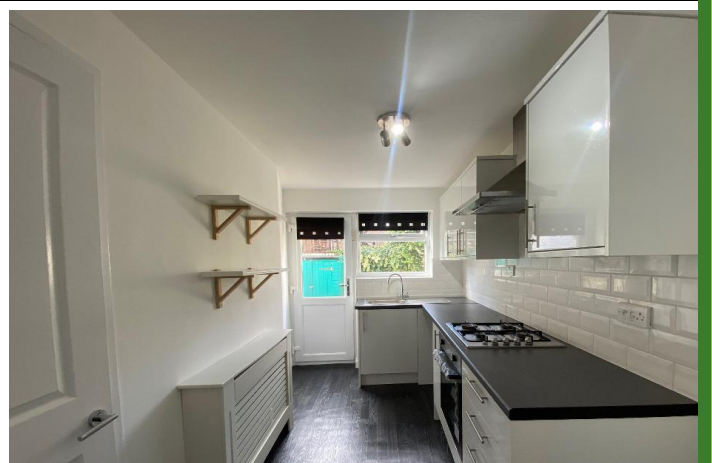
## 2 Bedroom Terraced House

Roxburgh St, Hull, HU5 3NR

£650 per month



- PRESENTED TO A HIGH STANDARD • THROUGH LOUNGE/DINING AREA • 2 BEDROOMS • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING





## 2 Bedroom Terraced House

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The property is presented to the highest standard throughout with bright and spacious accommodation to 2 floors, all presented with a tasteful stylish finish.

This super smart accommodation briefly comprises of an entrance porch which leads through to an impressive through lounge with a dining area. Extending through from the lounge is a modern fitted kitchen with a range of matching units which are further complimented with coordinating fixtures and fittings. The bathroom has a tasteful white suite, shower and contrasting tiled splash back surround with chrome effect fittings to the sanitary ware.

To the first floor there are 2 double bedrooms both aesthetically pleasing. Outside to the rear is a pretty garden/patio area mainly laid with fine stone gravelling thus creating a low maintenance leisure area.

Additionally this most appealing property further benefits from a gas central heating system and double glazing.

## Location

The area is highly regarded and well known for its wealth of amenities nearby. There are good local shopping centres along Chanterlands Avenue. Schools, colleges and academies are also nearby, either within walking distance or just a short commute from the property. Public transport links connect to the Hull city centre and surrounding areas.

For those who enjoy socialising, nights out there are many well visited Cafe bars and restaurants along the neighbouring Newland Avenue and Princes Avenue.

## Property Description

### Ground Floor

**Entrance Porch** - Double glazed front entrance door with side screen window leads through to the entrance porch. This further leads through to a front entrance door extending through to a bay windowed through lounge/dining area.

**Lounge/Dining Area** - 24' 0" x 11' 4" (7.32m x 3.47m) Extremes to extremes.

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

Fireplace with burnished open arch for a coal effect living flame gas fire and a tiled hearth.

Under stairs meter cupboard.

Ceiling roses.

Radiators.

Staircase off to the first floor.

To the dining area there is laminate flooring.

**Kitchen** - 11' 3" x 6' 0" (3.44m x 1.83m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

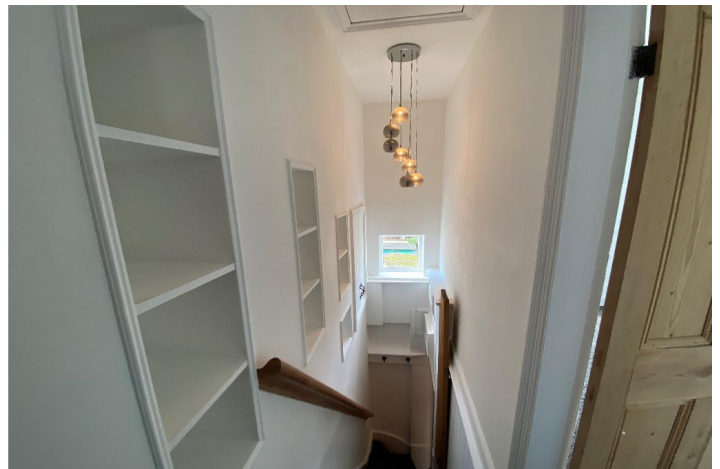
Range of matching base, drawer and wall mounted units. Roll edge laminate work surface housing 1 & 1/2 bowl single drainer sink unit with swan neck mixer tap over and a contrasting tiled surround. A further work surface houses a stainless steel hob, built-in oven beneath and a stainless steel funnel hood extractor fan over also with a tiled splash back surround.

Plumbing for automatic washing machine.

Double glazed rear entrance door.

Radiator.

**Bathroom** - The bathroom has a white 3 piece suite comprising of a panel bath, pedestal wash hand basin and low flush W.C. Chrome effect shower over the bath



and contrasting tiled surround.  
 Double glazed opaque window.  
 Radiator.

**First Floor**

**Landing** - Loft hatch through to the roof void.  
 Within the landing and stairwell there is recessed display shelving.

**Bedroom One** - 13' 8" x 12' 0" (4.2m x 3.68m) Extremes Plus recess to extremes.  
 Double glazed window with aspect over the front garden area.  
 Built-in storage cupboard.  
 Radiator.

**Bedroom Two** - 10' 0" x 8' 5" (3.06m x 2.59m) Extremes to extremes.  
 Double glazed window with aspect over the rear garden area.  
 Radiator

**Exterior**

**Rear Garden** - Outside to the rear is a raised decking/patio area with a timber trellis. The garden has also been laid with fine stone gravelling for ease of maintenance and there is a storage shed inset to the rear boundary. There is a sleeper raised flower bed inset to a high level perimeter wall.



Council tax band: A  
 Rental Deposit: £750

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

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