

2 Bedroom Ground Floor Apartment

Cranbourne Street, Hull, HU3 1PP

£575 per month



- GROUND FLOOR FLAT • CLOSE TO HULL CITY CENTRE • 2 BEDROOMS • MODERN KITCHEN • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • IMMEDIATE AVAILABILITY • SUBJECT TO SATISFACTORY REFERENCES





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This is a perfect opportunity to apply for a spacious ground floor flat which is close to all amenities and close to Hull city centre.

The flat is arranged to the ground floor and briefly comprises of an entrance hall, spacious lounge two generously proportioned bedrooms and a modern kitchen to include integrated cooking appliances, bathroom with a three-piece suite with a shower over the bath and contrasting tiled surround.

Outside is a patio/seating area.

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

Immediate availability subject to satisfactory references.

Location

There are busy shopping centres along the neighbouring Spring Bank however, Hull city centre is just a short distance and minutes away from the property with many shopping precincts and High street stores and supermarkets. The Hull Royal infirmary is also just a short distance away along Anlaby Road. Regular public transport links create easy access to the city centre and surrounding areas.

The historic Pearson Park and children's play park is also within walking distance from the property. Princess Avenue is just around the corner with many well visited restaurants and cafe bars for those wishing to spend time with friends and family.

Property Description

Ground Floor

Entrance - Double glaze from entrance door through to the entrance hall...

Entrance Hall - L-shaped.
Coving.
Radiator.

Lounge - 16' 8" x 12' 0" (5.1m x 3.66m) Extremes to extremes.

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

Chimney breast with arched rustic brick back and hearth housing a coal effect living flame gas fire.

Coving.
Radiator.

Kitchen - 14' 11" x 6' 3" (4.57m x 1.91m) Extremes to extremes.

Dual aspect double glazed windows looking out over the rear garden and side garden areas.

Range of matching base, drawer and wall mounted units.

Roll edged laminate worksurface housing a single drainer sink unit with a mixer tap over and tiled splash back surround.

A further worksurface houses a hob, built-in oven beneath and a built-in extractor fan over also with a tiled splash back surround.

Deep built-in storage cupboard which is high-level and a further walk in storage cupboard with shelves.

Plumbing for automatic washing machine.

Space for tumble dryer.

Space for upright fridge/freezer.

Wall mounted gas central heating boiler.

Double glazed rear entrance door.

First Floor

Bedroom One - 12' 1" x 9' 11" (3.7m x 3.03m) Extremes to extremes.

Double glazed window with aspect over the front garden area.

Open storage shelving with shelves and hanging rail.

Coving.



Radiator.

Bedroom Two - 14' 0" x 9' 2" (4.27m x 2.8m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Coving.

Radiator.

Bathroom - 3-piece suite comprising of a panel bath, built-in vanity wash hand basin with storage space beneath, low flush W.C. all with a contrasting tiled surround.

Radiator.

Exterior

Rear Garden - Outside to the rear garden is laid to lawn with a paved patio/seating area inset.

Council tax band: A

Rental Deposit: £663

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

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