

## 1 Bedroom

Anlaby Rd, HULL, HU3 6EN

£585 per month



- RECENTLY REFURBISHED
- GROUND FLOOR 1 BEDROOM APARTMENT
- CLOSE TO HULL ROYAL INFIRMARY
- MODERN FITTED KITCHEN
- INTEGRATED APPLIANCES
- DOUBLE GLAZING
- GAS CENTRAL HEATING SYSTEM
- READY TO MOVE INTO
- SUBJECT TO SATISFACTORY REFERENCES





## 1 Bedroom Ground Floor Apartment | £585 per month

Anlaby Rd, HULL, HU3 6EN

A superb bright and spacious ground floor apartment presented to a very high standard. The refurbished accommodation has recently been fitted with quality fixtures and fittings.

The apartment has a private entrance door, spacious lounge, modern fitted kitchen to include integrated appliances, separate double bedroom and a shower room with a white three-piece suite to include a triple walk-in shower enclosure with a brick effect contrasting tiled surround.

The highly impressive apartment further benefits from double glazing and gas central heating system.

Ready to Move Into Condition!

Rent amount includes heating and water. The electric is payable by the tenant. The electric is a separate smart prepay top up sub meter off the main supply to the property. Tenant will be charged at the same unit rate as the landlord supply. There is no option for the tenant to change this to another supplier.

The heating for radiators and hot water storage tank in each flat is supplied by a communal boiler which is timed so tenants are unable to control heating outside of these times:

07:00-09:00

12:00-13:00

17:00-21:00

## Location

The area is well served with a wealth of local amenities to include independent traders, Retail parks, High street stores and supermarkets.

Hull City Centre is easily accessed and just minutes away from the property. Hull Royal Infirmary is also within walking distance.

The Paragon road and rail interchange provides regular public transport connections in and out of the city.

## Property Description

### Ground Floor

**Communal Entrance** - Part glazed entrance door with overhead side screen windows leading through to the entrance hall... Entrance hall leads further to a private entrance door...

**Private Entrance Door** - Private entrance door leads through to an entrance hall..

**Entrance Hall** - Radiator.

**Lounge** - 11' 8" x 11' 5" (3.56m x 3.5m) Extremes to extremes.

Double glazed window with aspect over the rear courtyard area.

Fireplace.

Radiator.

**Kitchen** - 11' 6" x 5' 8" (3.51m x 1.73m) Extremes to extremes.

Double glazed window with aspect of the rear courtyard garden.

Range of matching base, drawer and wall mounted units.

Roll edged laminate work surface housing a hob with stainless steel funnel hood extractor fan over all with a contrasting tiled splash back surround.

A further work surface housing a 1&1/2 bowl single drainer sink unit with a mixer tap over also with a tiled splash back surround.

Plumbing for automatic washing machine.

Radiator.

**Bedroom** - 11' 9" x 8' 2" (3.6m x 2.51m) Extremes to extremes.

Double glazed window with aspect over the rear courtyard area.

Radiator.

**Shower Room** - Triple walk-in shower enclosure with chrome effect flexi shower and rainwater showerhead and a contrasting tiled surround, a wall mounted wash hand basin and built-in low flush W.C. also with tiled splash back surround.

Wall mounted shaver socket.



Bathroom cabinet.  
Double glazed opaque window.  
Extractor fan.  
Radiator.

Council tax band: A  
Rental Deposit: £675

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		90   B
81-91	B		
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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