

2 Bedroom Ground Floor Apartment

Pearson Park, Hull, HU5 2TQ

£850 per month



- CLOSE TO ALL AMENITIES • MINUTES AWAY FROM THE CITY CENTRE • CLOSE TO HULL ROYAL INFIRMARY • AND HULL UNIVERSITY • COMPLETE STYLISH REFURBISHMENT





2 Bedroom Ground Floor Apartment

£850 per month

Pearson Park, Hull, HU5 2TQ

A fantastic opportunity to live in one of Hull's most historic areas within Pearson Park. This highly impressive ground floor apartment has been the subject of a complete, tasteful and stylish refurbishment.

The present owner has created a most impressive living space in ready to move into accommodation.

Location

Close to all amenities including shops, schools and public transport connections.

The property is minutes away from Hull City centre and close to the University & Hull Royal Infirmary.

There are superb well visited and vibrant cafe bars close by.

All in all, a great place to live!

Property Description

Ground Floor

Entrance - Double glazed entrance door leads through to the lounge...

Lounge - 14' 8" x 10' 0" (4.49m x 3.06m) Extremes to extremes.

Double glazed window with aspect over the side entrance and high-level double glazed opaque window. Radiator.

Open arch leads through to the breakfast kitchen...

Breakfast Kitchen - 15' 10" x 12' 5" (4.85m x 3.81m)

Extremes to extremes.

Double glazed opaque window.

Range of matching base, drawer and wall mounted units.

Coordinating roll edged laminate work surface housing a single drainer sink unit with a mixer tap over and a matching splash back surround.

Recessed power points to the work surface.

Built in hob, built-in oven beneath and stainless steel funnel hood extractor fan over and splash back surround.

Plumbing for automatic washing machine.

Space for breakfast table.

Radiator.

Arch opening through to an inner lobby which leads to the main bathroom.

Bathroom - White 3-piece suite comprising of a D-shaped panel bath, built in vanity wash hand basin with storage space beneath and low flush W.C.

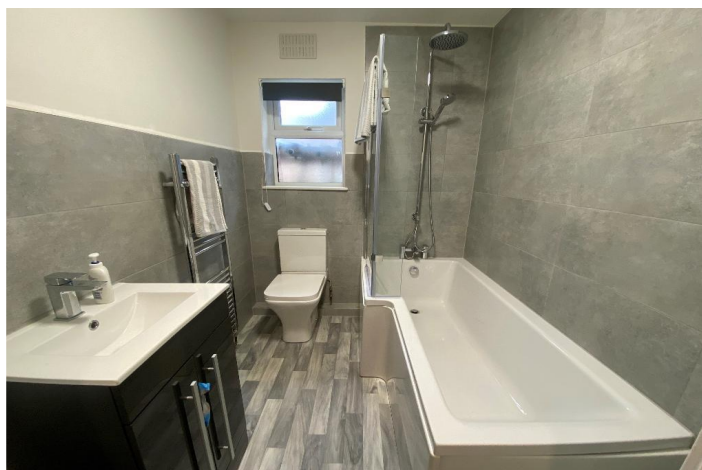
Chrome shower over the bath with rainwater showerhead and fixed shower screen.

Contrasting tiled surround.

Chrome upright towel rail/radiator.

Chrome fittings to the sanitary ware.

Bedroom One - 13' 10" x 9' 10" (4.23m x 3m) Extremes to



extremes.
Double glazed window and double glazed door
providing views and access to the rear garden area.
High-level double glazed opaque window.
Radiator.

Bedroom Two - 13' 10" x 9' 10" (4.23m x 3m) Extremes to extremes.
Double glazed window with double glazed door
providing views and access to the rear garden area.
Double glazed opaque window.
Built in gas central heating boiler.
Radiator.

Exterior - Outside the garden is laid to lawn and has been laid with fine stone gravelling for ease of maintenance and further to create a patio/seating area. The garden is enclosed with a high-level timber perimeter and boundary fence.

Council tax band: A
Rental Deposit: £980

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



