

2 Bedroom Terraced House

Evas Ave, De La Pole Ave, Hull, HU3 6RX

£615 per month



- PRESENTED TO A HIGH STANDARD • 2 BEDROOMS • MODERN KITCHEN • INTEGRATED APPLIANCES • CLOSE TO HULL CITY CENTRE • AND HULL ROYAL INFIRMARY • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING





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A super smart property presented to the highest standard throughout! The property is ready to move into condition with a tasteful and stylish contemporary finish.

This lovely property is arranged to 2 floors and briefly comprises of a bay windowed lounge, modern fitted kitchen with an attractive range of units, which are further complemented with integrated appliances, a bathroom with a white 3-piece suite with a shower over the bath and to the first floor, there are 2 aesthetically pleasing bedrooms.

Outside to the rear is a walled courtyard.

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

Ready to move into subject to satisfactory references.

Location

The area is well served with a wealth of local amenities. There are busy shopping centres and retail parks within a convenient proximity from the property. Regular public transport connections create easy access in and out of the city.

The property is also close to the local health centre, MKM stadium and Hull Royal Infirmary. Nearby there are many well visited cafe bars and multicultural restaurants along Chanterlands Avenue and Princes Avenue.

Property Description

Ground Floor

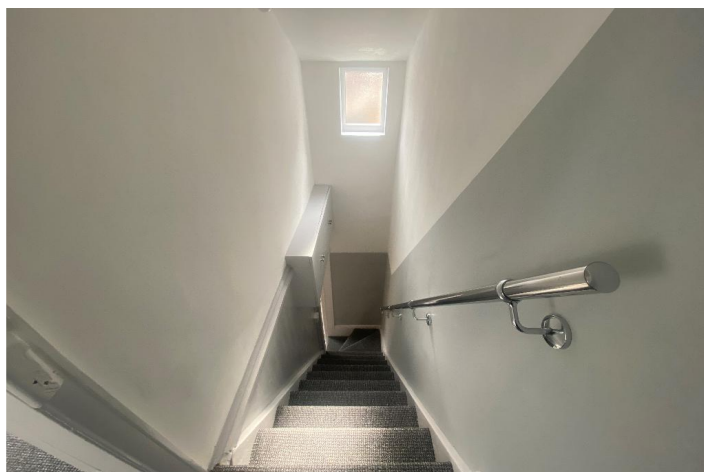
Entrance - Double glazed front entrance door with overhead screen window.

Lounge - 15' 7" x 10' 6" (4.75m x 3.22m) Extremes to extremes.
Double glazed bay window with aspect over the front garden area.
Low-level meter cupboard.
Radiator.

Kitchen - 10' 10" x 9' 5" (3.31m x 2.89m) Extremes to extremes.
Double glazed window with aspect of the rear courtyard area.
Range of matching base, drawer and wall mounted units.
Roll edged work surface housing a hob, built-in oven beneath and extractor fan over with a contrasting tiled surround.
a further work surface houses a 1&1/2 bowl, single drainer sink unit with a mixer tap over and splash back surround.
Concealed gas central heating boiler.
Space for breakfast table.
Staircase off to the first floor.
Radiator.

Rear Entrance Lobby - Double glazed rear entrance door.
Built in storage cupboard with shelving.

Bathroom - White 3-piece suite comprising of a panel bath, pedestal wash hand basin and low flush W.C.
There is a chrome effect shower over the bath with a fixed shower screen and a contrasting tiled surround.
Chrome fittings to the sanitary ware.
Double glazed opaque window.



Radiator.

First Floor

Bedroom One - 12' 6" x 10' 10" (3.83m x 3.31m) Extremes to extremes.
Double glazed window with aspect over the front garden area.
Fireplace with over mantel.
Radiator.

Bedroom Two - 10' 8" x 7' 8" (3.27m x 2.36m) Extremes to extremes.
Double glazed window with aspect over the rear courtyard area.
Radiator.

Exterior

Rear Courtyard - Walled rear courtyard garden.

Front Garden - Front garden area has been laid with fine stone gravelling for ease of maintenance with a low brick boundary and perimeter wall.
Wrought iron rail enclosure with matching access gate.

Council tax band: A
Rental Deposit: £709



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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