

## 2 Bedroom Terraced House

Reynoldson Street, Hull, HU5 3BJ

£695 per month



- POPULAR AREA • WELL PRESENTED • SPACIOUS ACCOMMODATION • 2 BEDROOMS • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • IMMEDIATE AVAILABILITY • SUBJECT TO SATISFACTORY REFERENCES.





## 2 Bedroom Terraced House

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The property is very well presented throughout.

The accommodation is arranged to two levels with a good sized lounge, fitted breakfast kitchen and modern bathroom.

To the first floor there are two bedrooms.

Outside to the rear is an enclosed courtyard area.

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

Immediate availability is subject to satisfactory references.

## Location

The property has all amenities close by to include busy shopping centres, public transport connections, post office, library and health centre.

Public transport connections create easy access to the city centre and surrounding areas.

The University of Hull is also easily accessed along the neighbouring Cottingham Road.

For those who enjoy nightlife and leisure time with friends and family, there is a great choice of cafe bars and restaurants to choose from along Princess Avenue extending through to Newland Avenue.

All in all, a great place to live!

## Property Description

### Ground Floor

**Lounge - 15' 2" x 11' 2" (4.64m x 3.42m)** Extremes to extremes.

Double glazed entrance door leads through to a bay windowed lounge with double door divided through to the kitchen area.

Double glazed bay window with aspect over the front garden area and a further double glazed window looking out to the to Reynoldson Street.

Wall light points.

Coving.

Radiator.

Laminate flooring.

Double doors extend through to the breakfast kitchen.

**Breakfast Kitchen - 15' 3" x 8' 5" (4.68m x 2.57m)**

Extremes to extremes.

Under stairs cloaks recess and meter cupboard.

Staircase of the first floor.

Range of base, drawer and wall mounted units with a laminate work surface housing a hob and built-in oven beneath.

Wall mounted storage shelving.

Open display shelving.

Built-in single drainer sink unit with a mix of tap over and a contrasting tiled surround.

Wall mounted gas central heating boiler.

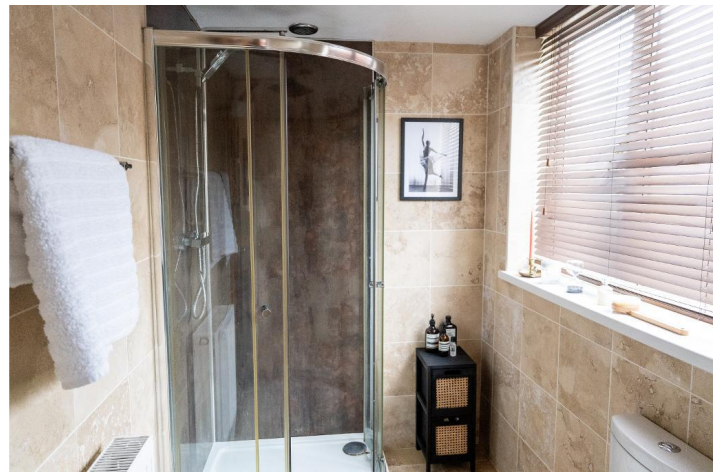
Radiator.

**Utility Area -** Plumbing for automatic washing machine.

Double glazed rear entrance door and matching side screen window providing views over the rear walled courtyard garden.



**Bathroom** - White 3-piece suite comprising of a separate walk in shower enclosure, pedestal wash hand basin and low flush W.C.  
 Contrasting tiled surround.  
 Extractor fan.  
 Recessed down lighting.  
 Double glazed opaque windows.  
 Radiator.  
 Coordinating ceramic tiled flooring.



## First Floor

**Landing** - Radiator.

**Bedroom One** - 11' 1" x 9' 10" (3.4m x 3m) Extremes to extremes.  
 Double glazed window with aspect over the front garden area.  
 Radiator.



**Bedroom Two** - 11' 5" x 8' 0" (3.5m x 2.46m) Extremes to extremes.  
 Double glazed window with aspect over the rear garden area.  
 Radiator.

## Exterior

**Rear Courtyard Garden** - Outside to the rear is a walled courtyard area with a high level timber gate providing access through to Reynoldson Street.

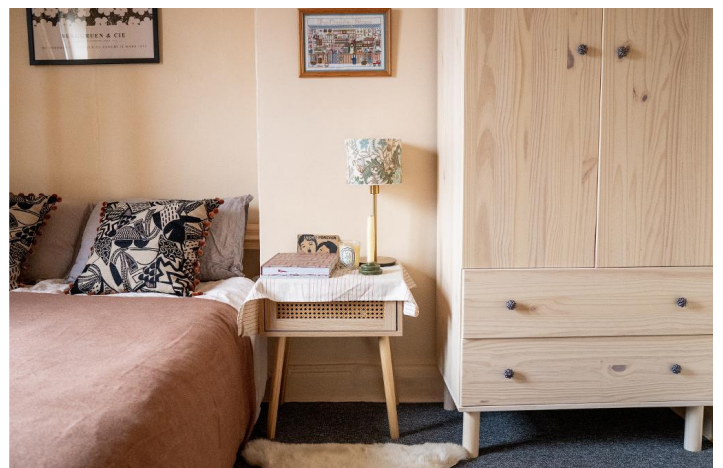
**Front Garden** - The front garden area has been laid with fine stone pebbles for ease of maintenance and is enclosed with a lower level brick boundary and perimeter wall.



**Council tax band:** A  
**Rental Deposit:** £801

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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.

