

1 Bedroom Flat

143 Coltman Street, Hull, HU3 2SF

£495 per month



- MODERN REFURBISHED FLAT • CLOSE TO CITY CENTRE • SPACIOUS BEDROOM • GOOD SIZED LOUNGE • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • IMMEDIATE AVAILABILITY • SUBJECT TO SATISFACTORY REFERENCES.





1 Bedroom Flat

£495 per month

143 Coltman Street, Hull, HU3 2SF

A modern recently refurbished flat, which is arranged to two floors with an impressive contemporary finish.

The flat is close to all amenities much needed for day-to-day living.

The super smart accommodation has a spacious double bedroom, which is arranged to the ground floor.

A staircase leads off to the first floor where there is a fitted kitchen with an attractive range of units, a shower room with a 3-piece suite and the lounge extends through from the kitchen.

The property further benefits from double glazing and a gas central heating system.

Immediate availability, subject to satisfactory references.

Please apply on-line only.

Location

The flat is close to all shopping centres, including the city centre which is just minutes away. Regular public transport connections provide easy access to all of the surrounding areas. The A63 motorway connections are quite literally around the corner. For leisure, nights out, etc. the Hull Marina has a great choice of restaurants and cafe bars to choose from.

Property Description

Ground Floor

Entrance - Front entrance door leads through to an entrance hall..

Entrance Hall - Staircase off to the first floor.

Bedroom - 14' 6" x 11' 0" (4.44m x 3.37m) Extremes to extremes. Double glazed window with aspect over the rear garden area. Radiator.

First Floor

Lounge - 14' 9" x 11' 0" (4.52m x 3.37m) Extremes to extremes. Double glazed window with aspect over the rear garden area. Radiator.

Kitchen - 11' 0" x 7' 4" (3.37m x 2.25m) Extremes to extremes. Double glazed window. Range of base, drawer and wall mounted units with brushed steel effect handle detail. Coordinating roll edged laminate at work surface housing a single drainer sink unit with a swan neck mixer tap over and a brick effect tiled splash back surround. Plumbing for automatic washing machine. Space for cooker. Radiator.

Bathroom - White 3-piece suite comprising of a panel bath, fitted vanity wash hand basin with storage space beneath and low flush W.C. Chrome effect shower over the bath and fixed shower screen. Double glazed opaque window. Extractor fan. Radiator.

Council tax band: A

Rental Deposit: £571

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 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.