

3 Bedroom Terraced House

Cranbrook Avenue, Hull, HU6 7TT

£750 per month



- RECENTLY REFURBISHED • L-SHAPED THROUGH LOUNGE/DINING AREA • MODERN FITTED KITCHEN • 3 BEDROOMS • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • IMMEDIATE AVAILABILITY • SUBJECT TO SATISFACTORY REFERENCES.





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Ready to move into condition property, which has been the subject of a tasteful and stylish renovation series of works.

The super smart accommodation briefly comprises of an entrance hall, spacious L-shaped lounge with a dining area, modern fitted kitchen and to the first floor there are 3 bedrooms and a family bathroom with a recently fitted modern white suite with a shower over the bath.

Outside there are gardens to the front and rear. The rear garden is established with a patio/seating area inset.

Additionally, the property also has a gas central heating system and double glazing.

The property is offered with immediate availability as an unfurnished property and is subject to satisfactory references.

Location

Cranbrook Avenue is ever popular and well known for its wealth of amenities which are conveniently placed, either within walking distance or a short commute from the property.

There are busy local shopping centres, public transport connections in and out of the city and reputable schools and colleges are close by. The University of Hull is also just around the corner along the neighbouring Cottingham Road.

Newland Avenue is a great place for shops, independent traders and supermarkets.

There are also other facilities nearby with a health centre, opticians, library and the historic park and play park along Princes Ave.

For those wishing to spend time with family and friends, there is a fantastic choice of multicultural cafe bars and restaurants to choose from along Newland Avenue, Cottingham Road and Princes Ave.

Property Description

Ground Floor

Entrance - Double glazed front entrance door with side screen windows leads through to the entrance hall..

Entrance Hall - Staircase off to the first floor.
Radiator.

Through Lounge/Dining Area - 22' 4" x 17' 2" (6.82m x 5.25m) Extremes narrowing to 3.03m to extremes narrowing to 3.27m.

L-shaped.

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

Under stairs meter/storage cupboard.

Radiators.

Kitchen - 11' 11" x 8' 4" (3.65m x 2.56m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Range of base, drawer and wall mounted units with brushed steel effect handle detail.

Coordinating roll edge laminate work surface with a built in single drainer sink unit and a tiled splash back surround.

Wall mounted central heating boiler.

Plumbing for automatic washing machine.



Space for upright fridge/freezer.
Double glazed rear entrance door.

First Floor

Landing - Loft hatch through to the roof void.

Bedroom One - 12' 0" x 11' 0" (3.67m x 3.37m) Extremes to extremes.
Double glazed bay window with aspect over the front garden area.
Radiator.

Bedroom Two - 10' 0" x 9' 5" (3.07m x 2.89m) Extremes to extremes plus door access.
Double glazed window with aspect over the rear garden area.
Radiator.

Bedroom Three - 6' 7" x 5' 8" (2.03m x 1.73m) Extremes to extremes.
Double glazed oriole style window.
Radiator.

Bathroom - White 3-piece suite comprising of a panel bath, fitted vanity washing basin with storage space beneath and low flush W.C.
Contrasting tiled surround.
Chrome effect shower with a flexi shower and rain water shower head over the bath and fixed shower screen.
Chrome fittings to the sanitary ware.
Double glazed opaque window.
Extractor fan.
Radiator.

Council tax band: A
Rental Deposit: £865

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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