



Home Estates Ltd

2 Bedroom House for Rent - £495 per month

Blenheim Street, Hull, HU5 3PL



KEY FEATURES:

- ENTRANCE HALL • SPACIOUS THROUGH LOUNGE & A DINING AREA • MODERN WELL EQUIPPED FITTED KITCHEN • TWO SPACIOUS BEDROOMS • SPACIOUS BATHROOM - 4 PIECE SUITE • REAR SOUTH FACING COURTYARD • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING

Description

A highly popular Dukeries property presented to the highest standard throughout

Deceptively spacious throughout

Close to many local amenities, good shopping centres, convenient public transport lines, superb well visited café bars and restaurants nearby

Entrance hall

Bright and spacious through lounge with a dining area

Modern well equipped fitted kitchen to include integrated appliances

Two spacious bedrooms

Spacious bathroom with a quality Victorian style bath and 3 piece suite

Rear South facing courtyard

Gas central heating system and double glazing

Immediate vacancy subject to satisfactory references

One not to be missed!

No pets & Non smokers



Ground Floor

Ground Floor - Double glazed front entrance door with matching overhead screen window leads through to:

Entrance Hall - Stairs off to first floor. Radiator. Cornice. Laminate flooring. Door through to:

Dual Aspect Through Lounge/Dining Area - 25' 3" x 10' 2" (7.72m x 3.12m) to extremes

Double glazed bay window with aspect over the front forecourt area and double glazed window with aspect over the rear courtyard area. Feature ornate fire surround to the lounge with stone pebble effect living flame gas fire inset and matching marble effect back and hearth. To the dining area there is also a further fire surround with a coal effect living flame gas fire inset. Understairs cloaks/recess and understairs meter cupboard. Wall light points. Radiator. Partial laminate flooring to the dining area. Door through to:



Kitchen - 11' 11" x 7' 8" (3.65m x 2.36m) to extremes

Double glazed window with aspect over the rear courtyard area. Range of matching maple effect base, drawer and wall mounted units, with stainless steel handle detail. Fine granite effect roll edge laminate work surface housing stainless steel gas hob, built in oven beneath and stainless steel funnel hood extractor fan over. Further work surface housing single drainer sink unit with mixer tap over. Contrasting tiled surround. Plumbing for automatic washing machine. Double glazed rear entrance door. Radiator.



First Floor

Split Level Landing - Spindle railed enclosure. Loft hatch through to roof void.

Bedroom 1 - 13' 3" x 10' 11" (4.06m x 3.34m) to extremes

Double glazed window with aspect over the front forecourt area. Radiator. Laminate flooring.

Bedroom 2 - 11' 11" x 8' 5" (3.65m x 2.59m) to extremes

Double glazed safety window with aspect over the rear courtyard area. Radiator.

Bathroom - White 4-piece suite comprising of a Victorian style ball and claw roll top free standing bath with shower attachment and mixer tap.



Separate shower enclosure. Built in vanity wash hand basin with storage space beneath. Low flush suite WC. Contrasting tiled surround. Double glazed opaque window. Built in storage furniture and display shelving. Wall mounted gas central heating boiler. Chrome fittings to the sanitary ware. Radiator.

Exterior

Rear garden - Rear paved courtyard patio/seating area enclosed with a timber boundary fence and access gate. Low height timber storage shed.

Front garden - Front forecourt area with a wrought iron access gate.



Disclaimer

MONEY LAUNDERING REGULATIONS 2003: 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.

