

## 1 Bedroom House & Flat Share for Rent - £238 per month

Coltman Street, HULL, HU3 2SJ



### KEY FEATURES:

- A SUPERIOR HOUSE SHARE PROPERTY
- COMMUNAL LIVING ROOM
- SPACIOUS WELL EQUIPPED DINING KITCHEN
- G/FLOOR SHOWER ROOM WITH A 3-PIECE SUITE
- F/FLOOR BATHROOM WITH A 4-PIECE SUITE
- F/FLOOR BEDROOM TO LET
- OUTSIDE - REAR GARDEN & PATIO/SEATING AR
- GAS C/H SYSTEM & D/G

## Description

A superior House Share Property  
A Traditional Property which has been the subject of tasteful refurbishment throughout  
Four Rooms with modern communal areas  
Close to the city centre and local shopping amenities  
Good regular public transport links  
Easy Access to the motorway network links  
Internal Accommodation  
Entrance Hall  
Communal Living Room  
Spacious Well Equipped Dining Kitchen to include integrated appliances  
Shower Room with a 3-piece suite  
First Floor - Flat & Communal Bathroom with a 4-piece suite  
Outside - Rear Garden & Patio/seating area  
Private Working Tenants Only  
Rental Includes Utilities  
No Pets & Non Smokers  
Single Occupancy Only  
Immediate Availability (subject to satisfactory references)  
Part Furnished  
Fee Apply

## Ground Floor

**Ground Floor** - Arched open entrance porch leads to double glazed front entrance door with matching overhead screen window. Leading through to a

**Communal Entrance Hall** - Spindle staircase off to the first floor. Understairs cloaks recess. Dado rail. Original tiled flooring. Cornice.

**Communal Lounge** - 11' 11" x 8' 7" (3.65m x 2.62m) to extremes x to extremes  
Double glazed window with aspect over the rear courtyard and gardens. Radiator.

**Communal Dining Kitchen** - 23' 7" x 7' 8" (7.21m x 2.36m) to extremes x to extremes  
Double glazed windows with aspect over the rear courtyard area. Range of matching high gloss base, drawer and wall mounted units with stainless steel handle detail. Coordinating roll edge laminate work surface housing hob, built in oven beneath and stainless steel funnel hood extractor fan over. Further work surface with 1.5 bowl single drainer sink unit and mixer tap over. Plumbing for automatic washing machine. Plumbing for dishwasher. Space for tumble dryer. Space for dining table. Radiator. Coordinating tiled effect laminate flooring. Double glazed rear entrance door. Door through to:

**Communal Separate Shower Room** - 3-piece suite comprising separate corner shower enclosure with 'Triton Rapture' shower over. High gloss splash back surround. Wall mounted wash hand basin with splash back surround. Low flush suite WC. Radiator. Double glazed opaque window. Extractor fan.

## First Floor

**Split Level Landing** - Spindle rail enclosure. Separate fixed staircase off to the second floor. Door through to:



**Bedroom (flat 3) - 11' 11" x 8' 7" (3.65m x 2.64m) to extremes x to extremes**

Double glazed window with aspect over the rear garden area. Radiator.

**Communal Bathroom** - White 4-piece suite comprising of separate corner shower enclosure with high gloss splash back surround 'Triton Rapture' shower inset. Pedestal wash hand basin with mixer tap over. P-shaped bath with fixed Perspex shower screen and chrome shower over. Chrome fittings to the sanitary ware. Low flush suite WC. Double glazed opaque window. Cupboard housing the gas central heating boiler. Extractor fan. Radiator. Laminate flooring.

### 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.

