

2 Bedroom House for Rent - £550 per month

Woolsheds Close, HULL, HU5 4GD



KEY FEATURES:

- SUPER MODERN TOWN HOUSE • OPEN PLAN LOUNGE • FITTED KITCHEN • FIRST FLOOR - 2 BEDROOMS & BATHROOM • EASY MAINTENANCE REAR GARDEN • ALLOCATED PARKING SPACE • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING

Description

One not to be missed! A super 'move into' modern town house, ideally located within this highly regarded residential development. A modern interior design presented to a very high standard throughout. Internal accommodation:

- Entrance Vestibule
- Bright and Spacious Open Plan Lounge with french doors
- Fitted Kitchen to include integrated appliances
- First Floor: Two Double Bedrooms
- Modern Bathroom with a 3-piece suite & shower
- Easy maintenance rear garden - lawned with a patio/seating area and vistas over the recreational green beyond
- Allocated Parking Space



Location

- Close to many amenities, including good local shopping centres
- Sought after school catchment area
- Regular public transport links to the city centre
- Easy commutable access to the motorway networks and surround villages
- For socialising, nights out etc. many well visited public houses, restaurants and cafe bars nearby



Additional Information

- Gas Central Heating System
- Double Glazing
- Immediate Availability (subject to satisfactory references)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	81
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		73	78
England, Scotland & Wales		EU Directive 2002/91/EC	



