

2 Bedroom House for Rent - £525 per month

Wharnccliffe Street, Hull, HU5 3LX



KEY FEATURES:

- WOW - THIS PROPERTY IS SOMETHING SPECIAL
- EXCEPTIONAL STYLISH FINISH THROUGHOUT
- CONTEMPORARY INTERIOR DESIGN
- TRULY IMPRESSIVE FITTED KITCHEN
- UTILITY AREA
- TWO AESTHETICALLY PLEASING BEDROOMS
- MODERN BATHROOM WITH SHOWER OVER
- GAS C/H AND DOUBLE GLAZING

Description

WOW! If your looking for something a little bit special this property will be perfect for you.

This Superb property is arranged to two floors with an exceptionally stylish finish. The accommodation briefly comprises:

A generously proportioned lounge with contemporary interior design. A fireplace with grate for solid fuel fire creates an attractive focal point to the room. Extending through from the Lounge is a truly impressive Kitchen. Modern units fixtures and fittings compliment this domestic preparation area. Additionally, there are integrated cooking appliances and space for a dining table. From the rear Entrance Lobby is a useful utility area and Bathroom with a modern white suite, shower and attractive contrasting tiled surround. To the first floor, there are two aesthetically pleasing Bedrooms. Outside to the rear is a low maintenance courtyard garden with patio/seating area. Do not hesitate to view this lovely property!

Location

Situated in an ideal location and presented to the highest standard throughout, this property is one not to be missed. Close to busy local shopping centre along Chanterlands Avenue. Good public transport links provide easy access to the City Centre and surrounding areas. Busy well visited multi cultural Cafe Bars and Restaurants along Princes Avenue and Newland Avenue. A great place to live!

Ground Floor

Entrance Door - Double glazed front Entrance Door with matching overhead screen window leads through to an Entrance Porch and then further through to the Lounge

Lounge - 14' 11" x 11' 6" (4.57m x 3.53m) to extremes x to extremes Double glazed window with aspect over the front forecourt area, fireplace with arched insert and open grate for solid fuel fire and tiled hearth, radiator. Door through to the Dining Kitchen

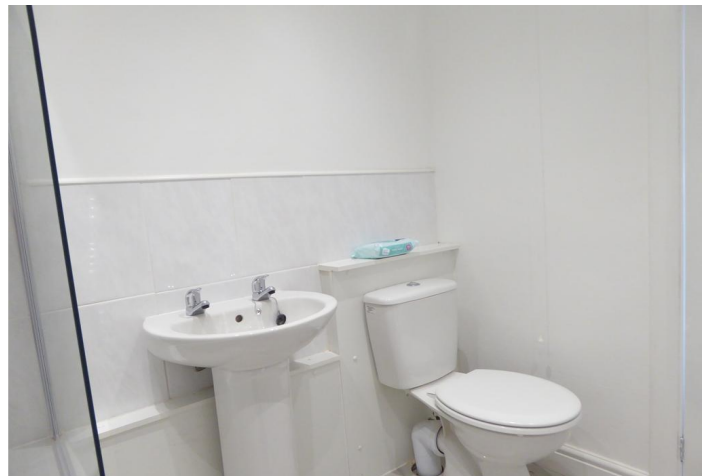
Dining Kitchen - 19' 3" x 11' 8" (5.88m x 3.56m) Double glazed window with aspect over the rear garden area, range of modern matching base, drawer and wall mounted units with stainless steel effect handle detail. Coordinating fine granite effect laminate work surface housing a hob, built in oven beneath and extractor fan over, contrasting tile splash back surround. Built in single drainer sink unit with mixer tap over. Recessed down lighting, staircase off to the first floor, radiator and oak grained effect panel flooring. Door through to rear entrance lobby and door through to the Bathroom. Stairs off to the first floor landing.

Rear Entrance Lobby - which is a utility area with plumbing for automatic washing machine and fine granite effect laminate work surface and splash back surround, Double glazed rear Entrance Door

Bathroom - Has a white 3 piece suite comprising of a panel bath, pedestal wash hand basin, low flush wc. Chrome shower over the bath and fixed perspex shower screen, chrome fittings to the sanitary ware, contrasting tile splash back surround, chrome effect upright towel rail/radiator, extractor fan, recessed down lighting, coordinating ceramic tile flooring

First Floor

First Floor Landing - Door through to Bedroom 1



Bedroom 1 - 13' 11" x 11' 6" (4.26m x 3.53m) to extremes x to extremes
Double glazed window with aspect over the front forecourt area, ornate bedroom fireplace with open display grate, built-in storage cupboard and radiator

Bedroom 2 - 9' 11" x 8' 8" (3.04m x 2.65m) to extremes x to extremes
Double glazed window with aspect over the rear garden area, built-in cupboard housing the gas central heating boiler and overhead shelving and radiator

Exterior

Rear Garden - Outside to the rear the garden has been laid for ease of maintenance and further to create a patio/seating area all enclosed with a high level brick boundary wall and timber perimeter fence with high level timber access gate

Additional Information

Other benefits include a Gas central heating system and Double glazing.

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.

