

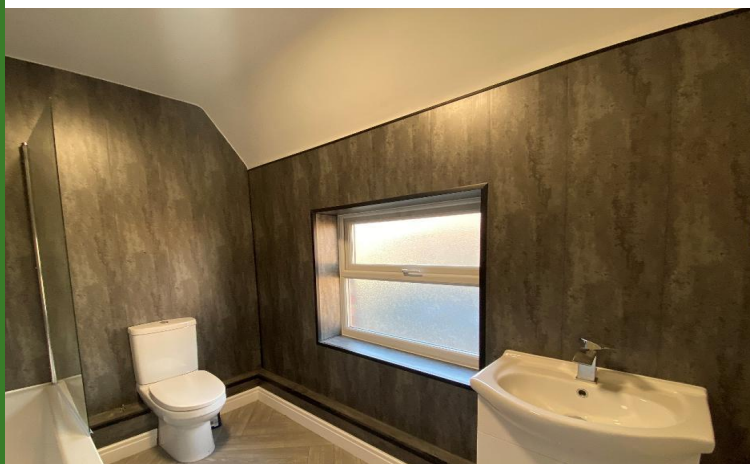
2 Bedroom Apartment

Rosedale Mansions, Hull, HU3 2TE

£650 per month



- SPACIOUS 2 BEDROOM APARTMENT
- RECENTLY FITTED KITCHEN & BATHROOM
- INTEGRATED APPLIANCES
- PERFECT LOCATION
- CLOSE TO HULL CITY CENTRE
- AND HULL ROYAL INFIRMARY
- OPTION TO LET WITH ZERO DEPOSIT





2 Bedroom Apartment

£650 per month

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Spacious apartment which is perfectly placed within this former school conversion.

The apartment briefly comprises of a private entrance hall, bright and spacious lounge, modern recently fitted kitchen to include integrated appliances and coordinating fixtures and fittings and a modern recently fitted bathroom with a white 3 piece suite and shower over the bath.

The apartment also benefits from double glazing and an electric heating system.

The carpark is conveniently accessed to the rear of the building.

A great central position with everything much needed for day to day living which is practically on the doorstep!

This property is available to let with Reposit Deposit Scheme - please ask the office for further details.

Location

The building is ideally located close to the city centre and the Hull Royal Infirmary. The Boulevard is also conveniently placed for all amenities much needed for day to day living. There are local shopping centres nearby however, Hull city centre is just a short distance for a more extensive shopping experience.

Regular public transport links create easy access in and out of the city with good connections to the Paragon road and rail interchange.

The Marina is also just a short distance from the property for those who enjoy spending days/nights out with family and friends.

Property Description

Ground Floor

Communal Entrance - Communal entrance door leads through to a communal entrance hall and staircase off to the second floor.

First Floor

Private Entrance Door - Private entrance door with staircase off to the first floor.

Lounge - 12' 11" x 12' 3" (3.96m x 3.75m) Extremes to extremes plus recess.
Double glazed arched feature window looking out over the rear car park area. Further double glazed window adjacent.
Modern fireplace with electric fire inset.
Electric heater.
Coving.

Kitchen - 10' 9" x 8' 1" (3.3m x 2.48m) Extremes to extremes.
Range of base, drawer and wall mounted units with brushed steel effect handle detail.
Coordinating roll edged laminate work surface housing a single drainer sink unit with mixer tap over and with a contrasting tiled surround.
A further work surface houses a hob, built in oven beneath and a funnel hood extractor fan over with a stainless steel splash back surround.
Plumbing for automatic washing machine.
Space for upright fridge/freezer.
Deep built-in storage cupboard.

Bedroom One - 21' 6" x 7' 3" (6.57m x 2.23m) Extremes to extremes.
Double glazed window



Wall mounted electric heater.
Loft hatch through to the roof void.

Bedroom Two - 15' 11" x 9' 6" (4.87m x 2.9m) Extremes to extremes.

Double glazed window with aspect over the rear car park area.
Wall mounted electric heater.

Bathroom - White 3-piece suite comprising of a panel bath with a chrome effect rain water shower head over, vanity wash hand basin with storage space beneath and low flush W.C. all with a low maintenance wipe clean surface surround.

Double glazed opaque window.
Chrome fittings to the sanitary ware.
Chrome effect upright towel rail/radiator.

Council tax band: A

Rental Deposit: £690

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017: 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.