

2 Bedroom End Terraced House

Cardigan Ave, De La Pole Ave, Hull, HU3 6RY

£725 per month



- RECENTLY REFURBISHED TO A HIGH SPEC
- MODERN FITTED KITCHEN
- INTEGRATED APPLIANCES
- 2 BEDROOMS
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- IMMEDIATE AVAILABILITY
- SUBJECT TO SATISFACTORY REFERENCES.





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A move in to condition property with a contemporary, stylish finish!
This lovely property has been the subject of a recent stylish upgrade throughout. The internal accommodation is arranged to 2 floors and comprises of a bay windowed lounge, modern fitted kitchen to include integrated appliances with coordinating fixtures and fittings and a bathroom that has once again been refurbished with a modern white suite, shower and tasteful splash back surrounds.
To the first floor there are 2 aesthetically pleasing bedrooms and outside to the rear is a courtyard area.
Additionally, the property further benefits from a gas central heating system and double glazing.

The property is offered with immediate availability subject to satisfactory references.
One not to be missed!

Location

The area is highly popular and well known for its wealth of amenities surrounding the property.

There is a great choice of independent traders, high street supermarkets and retail parks.

Other amenities include a health centre, post office and library and the MKM Stadium is close by.

Hull's Royal Infirmary is just minutes away by car as is Hull city centre's Paragon Road and Rail Interchange.

The A63 motorway connections are simply just around the corner.

There are really good and well visited public houses and family restaurants to choose from for those wishing to socialise with friends and family.

Property Description

Ground Floor

Entrance - Double glazed front entrance door with overhead screen window leads through to the lounge.

Lounge - 16' 4" x 13' 5" (4.98m x 4.11m) Extremes to extremes.

Double glazed bay window with aspect over the front garden area.

Chimney breast with open display niche.

Radiator.

Kitchen - 13' 9" x 9' 1" (4.22m x 2.77m) Extremes to extremes.

Staircase off to first floor.

Double glazed window with aspect over the rear garden area.

Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.

Coordinating roll edge laminate work surfaces housing a hob, built in oven beneath and a stainless steel funnel hood extractor fan over with a high gloss brick effect tiled splash back surround.

A further work surface houses a single drainer sink unit with a swan neck mixer tap over also with a high gloss brick effect tiled splash back surround.

Plumbing for automatic washing machine.

Space for upright fridge/freezer.

Extractor fan.

Radiator.

Rear Entrance Lobby - Double glazed rear entrance door.

Bathroom - With a 3 piece suite comprising of a panelled bath, pedestal wash hand basin and low flush



W.C. all with a contrasting tiled surround.
 Chrome effect flexi shower over the bath with a fixed shower screen.
 Chrome fittings to the sanitary ware.
 Double glazed opaque window.
 Extractor fan.
 Radiator.

First Floor

Bedroom One - 13' 6" x 13' 4" (4.12m x 4.07m) Extremes to extremes.
 Double glazed window with aspect over the front garden area.
 Radiator.

Bedroom Two - 10' 11" x 10' 2" (3.35m x 3.11m) Extremes to extremes.
 Double glazed window with aspect over the rear courtyard garden area.
 Cupboard housing the gas central heating boiler.
 Radiator.

Exterior

Rear Courtyard Garden - Outside to the rear is a walled courtyard area with a timber access gate all laid with ease of maintenance and further to create a patio/seating area.

Council tax band: A

Rental Deposit: £894

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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