

## 2 Bedroom House

Woolsheds Close, HULL, HU5 4GD

£725 per month



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







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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.

The internal accommodation comprises of an entrance vestibule, bright and spacious Open Plan lounge with french doors and a fitted kitchen to include integrated appliances.

To the first floor there are 2 double bedrooms and a modern bathroom with a 3-piece suite & shower.

There is an easy maintenance rear garden - lawned with a patio/seating area and vistas over the recreational green beyond.

Allocated Parking Space Gas Central Heating System Double Glazing

## Location

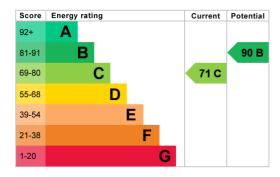
Close to many amenities, including good local shopping centres Sought after school catchment area

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

Council tax band: B Rental Deposit: £836



MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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.



