

2 Bedroom Terraced House

Perth Street, HULL, HU5 3NL

£650 per month



- POPULAR SOUGHT AFTER AREA • PRESENTED TO A HIGH STANDARD THROUGHOUT • MODERN KITCHEN • 2 BEDROOMS • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING





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The super smart accommodation is arranged to two floors and briefly comprises of an entrance hall, which leads through to an appealing lounge. A further reception room can be used as a formal dining room or rear sitting room.

The kitchen has a modern range of matching units, which are further complemented with tasteful, coordinating fixtures and fittings and integrated appliances. This is a great, domestic preparation area.

To the first floor there are two aesthetically pleasing bedrooms.

Outside, the pretty courtyard garden serves to enhance the overall presentation throughout, with a low maintenance patio/seating area.

There is a gas central heating system and double glazing throughout.

Location

Perth Street is an ever popular street just off the neighbouring Chanterlands Avenue.

The area is well served with a wealth of local amenities with a great choice of interesting, independent traders and well known supermarkets.

Regular public transport links provide easy connections to the City Centre and surrounding areas.

There are many other amenities much needed for day to day living; a public library, health centre and for those with a growing family, there are highly reputable schools, colleges and academies nearby.

The Hull Royal Infirmary and the Hull University are just minutes away by car.

If you enjoy spending leisure time and nights out, the area is also well known for its busy, multi cultural cafe bars and restaurants, along Princes Avenue and extending to Newland Avenue.

Property Description

Ground Floor

Entrance - Open arch entrance porch with partial tiling to the walls and floor leading to a double glazed front entrance door with matching overhead screen window.

This leads through to the entrance hall with a staircase off to the first floor.

Arched corbels.

Cornice.

Radiator.

Oak grained effect laminate flooring.

Lounge - 13' 3" x 10' 2" (4.04m x 3.12m) Extremes to extremes.

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

Chimney breast with ornate fireplace and oak over-mantle, open display grate and tiled hearth.

High level picture rail.

Ceiling rose.

Cornice.

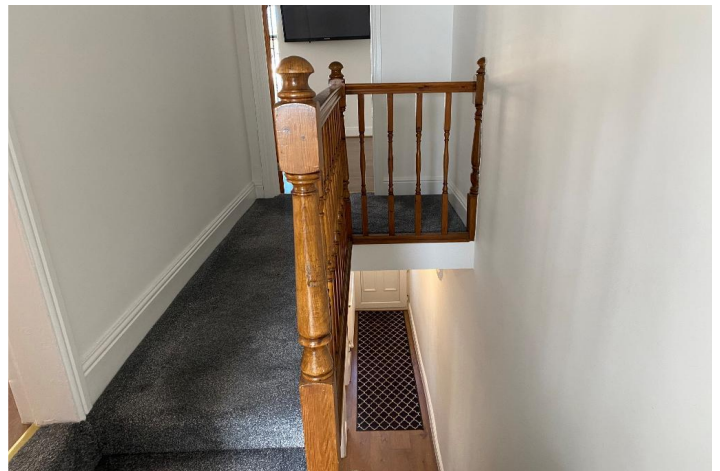
Radiator.

Oak grained effect laminate flooring.

Rear Sitting Room/ Dining Room - 11' 6" x 10' 2" (3.52m x 3.12m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Chimney breast with burnished arched open grate for display purposes only with a high gloss hearth.



Understairs cloaks recess and meter cupboard.
Ceiling rose.
Cornice.
Radiator.
Oak grained effect laminate flooring.

Kitchen - 9' 8" x 8' 7" (2.97m x 2.63m) Extremes to extremes.

Double glazed window with aspect over the rear courtyard area.

Range of modern high gloss base, drawer and wall mounted units with brushed steel effect handle detail. Coordinating roll edged laminate work surface housing a stainless steel hob, built-in oven beneath and a stainless steel funnel hood over all with a coordinating and contrasting tiled surround. A further worksurface houses a 1&1/2 bowl single drainer sink unit with a mixer tap over also with a coordinating tiled splash-back surround.

Plumbing for automatic washing machine.

Space for larger fridge.

Wall mounted gas central heating boiler.

Coving.

Coordinating ceramic tiled floor.

Double glazed rear entrance door.



First Floor

Landing - Split level with spindle rail enclosure.

Bedroom One - 13' 7" x 13' 3" (4.16m x 4.04m) Extremes to extremes.

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

Ornate bedroom fireplace with over-mantle, open display grate and tiled hearth.

Built-in storage shelving.

High level picture rail.

Ceiling rose.

Radiator.

Oak grained effect laminate flooring.



Bedroom Two - 11' 7" x 8' 3" (3.55m x 2.53m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Coving.

Radiator.

Oak grained effect laminate flooring.

Wall light point.



Bathroom - Garden has been laid for ease of maintenance and further to create a patio/seating area. There is a raised, well stocked flower and shrub border

and bed.
Gardeners shed inset to the rear boundary.
The garden is all enclosed with a high level timber perimeter fence and a high level timber gate leads out to the rear access.

Council tax band: A
Rental Deposit: £750

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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