

2 Bedroom End Terraced House

Hartoft Rd, Hull, HU5 4LB

£795 per month



- RECENT FULL REFURBISHMENT • PRESENTED TO A HIGH STANDARD THROUGHOUT • 2 BEDROOMS • OFF ROAD PARKING • MOVE INTO READY • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING





2 Bedroom End Terraced House

£795 per month

Hartoft Rd, Hull, HU5 4LB

This is a perfect opportunity to apply for this superb semi-detached house which has been the subject of a full refurbishment. The property is presented to the highest standard throughout with bright and spacious accommodation which is arranged to 2 floors.

A move-into condition property with impressive high end spec fixtures and fittings. The internal accommodation briefly comprises of an entrance hall, pleasant dual aspect lounge with a dining area - french doors provide lovely views and access to the rear patio and gardens beyond. The kitchen has an attractive range of high gloss units which are further complimented with integrated appliances and coordinating fixtures and fittings. A really useful addition to the property is a separate utility room.

To the first floor there are 2 double bedrooms and a recently fitted bathroom with a modern 4 piece suite to include a separate walk-in shower enclosure. Outside to the rear is a lovely garden with a patio/seating area inset.

Additionally, the property further benefits from a gas central heating system and double glazing.

To the front of the property there is a private drive for off-road parking.

Location

The area is highly regarded and well known for its wealth of amenities nearby.

There are local shopping centres, however Hull City Centre and Cottingham Village are just a short commute from the property.

There are many amenities along nearby Chanterlands Avenue, to include a doctors surgery, health centre, library, and many public houses, cafe bars and family restaurants.

Property Description

Ground Floor

Entrance - Double glazed front entrance door with matching side screen leads through to the entrance hall.

Entrance Hall - Turned staircase off to the first floor.

Under stairs meter cupboard.

Radiator.

Laminate flooring.

Through Lounge/Dining Area - 21' 9" x 11' 5" (6.65m x 3.48m) Extremes to extremes.

Double glazed window with aspect over the front garden area and double glazed french doors with matching overhead screen window providing views and access to the rear patio and garden beyond.

Radiators.

Kitchen - 12' 4" x 8' 2" (3.78m x 2.51m) Extremes to extremes.

Double glazed window with aspect over the rear garden area and recreational playing field beyond. Range of matching high gloss base, drawer and wall mounted units with a coordinating laminate work surface housing a 1&1/2 single drainer sink unit with a swan neck mixer tap over and a brick effect contrasting tiled splash back surround.

A further work surface houses a hob, built-in oven beneath and a stainless steel extractor fan over also with a tiled splash back surround.

Recessed down lighting.

Radiator.

Double glazed door

Laminate flooring.

First Floor

Landing - Double glazed opaque window.

Loft hatch through to the roof void.



Bedroom One - 15' 0" x 9' 3" (4.59m x 2.84m) Extremes to extremes.
 Double glazed window with aspect over the front garden area.
 Deep built-in storage cupboard.
 Radiator.



Bedroom Two - 11' 4" x 10' 0" (3.47m x 3.07m) Extremes to extremes.
 Double glazed window with aspect over the rear garden area and the recreational green beyond.
 Radiator.

Bathroom - 4 piece suite comprising of a panel bath, walk-in shower enclosure with rain water shower head, pedestal wash hand basin and low flush W.C.
 Wall mounted upright towel rail/radiator.
 Contrasting tiled surround.
 Chrome fittings to the sanitary ware.
 High gloss panel ceiling with recessed down lighting.
 Double glazed opaque window.



Exterior

Rear Garden - Outside to the rear is a patio which has been laid with fine stone gravelling for ease of maintenance.
 The garden is enclosed with a high level timber perimeter fence with mature trees and plants inset.

Front Garden - Front garden area has been laid with fine stone pebbling for ease of maintenance and there is a private drive providing off road parking or a hard standing area.



Council tax band: A
 Rental Deposit: £915

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 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.