

1 Bedroom Flat

Sunny Bank, Hull, HU3 1LF

£495 per month



- SOUGHT AFTER LOCATION • VIEWS OVER HYMERS GROUNDS • SPACIOUS OPEN PLAN LOUNGE/KITCHEN • DOUBLE BEDROOM • MODERN BATHROOM WITH SHOWER • DOUBLE GLAZING • GAS CENTRAL HEATING SYSTEM • IMMEDIATE AVAILABILITY • SUBJECT TO SATISFACTORY REFERENCES





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A superb ground floor apartment perfectly located with lovely views over Hymers College grounds.

The property also benefits from double glazing and a gas central heating system.

The property is offered with immediate availability subject to satisfactory references. Please apply on-line only.

Location

The area is ever popular and well known for it's wealth of amenities which are practically on the doorstep!

There are good local shopping centres and regular public transport connections providing easy access to the city centre and surrounding areas.

The property is also just a short distance from the University of Hull and Hull's Royal Infirmary.

The St. Stephen's shopping precinct is just minutes away with many high street stores and supermarkets.

The apartment is also close to the historic Pearson Park and for those who enjoy socialising, nights out etc. there are many vibrant multi-cultural cafe bars to choose from along the neighbouring Princes Avenue.

Property Description

Ground Floor

Communal Entrance Hall - Communal entrance hall leads through to the private entrance door..

Entrance Vestibule - Leads directly through to the lounge..

Lounge - L-Shaped with deep double glazed bay window with aspect over the front garden area and Hymers grounds beyond.

Focal point fire.

Mid-level dado rail.

Radiator.

Kitchen - Open-plan to the lounge.

Range of base, drawer and wall mounted units.

Integrated hob with integrated oven beneath.

Roll edge laminate work surface housing a single drainer sink unit.

Bedroom - Double glazed window with aspect over the rear garden area.

Double robe with shelf and hanging rail.

Further cupboard adjacent housing the gas central heating boiler.

Radiator.

Bathroom - White 3-piece suite comprising of a panel bath, pedestal wash hand basin and low flush W.C.

Electric shower over the bath and contrasting tiled surround.

Council tax band: A

Rental Deposit: £570

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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.