

2 Bedroom Terraced House

Albert Avenue, Wellsted Street, Hull, HU3 3AP

£695 per month



- RECENTLY REFURBISHED TO A HIGH SPEC • SPACIOUS THROUGH LOUNGE • MODERN FITTED KITCHEN • RECENTLY FITTED BATHROOM • 2 BEDROOMS • CLOSE TO HULL CITY CENTRE • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • IMMEDIATE AVAILABILITY • SUBJECT TO SATISFACTORY REFERENCES





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3AP

A highly impressive property which has been completely refurbished to a high standard with a tasteful contemporary finish.

The property is immediately available and in move-into condition (subject to satisfactory references).

The internal accommodation is arranged to 2 floors with an entrance hall, spacious bay windowed through lounge with a dining area, modern well equipped kitchen with a range of attractive units all further complimented with integrated appliances and coordinating fixtures and fittings. Incorporated within the kitchen is a utility area.

To the first floor there are 2 aesthetically pleasing and generously proportioned bedrooms and a recently fitted bathroom with a 3-piece suite, shower and contrasting tiled surround.

Outside to the rear is a walled courtyard garden which is laid for ease of maintenance and further to create a patio/seating area.

Additionally, the property has a gas central heating system and double glazing throughout.

Please apply on-line only.

Location

The property is perfectly placed for all amenities, shops, schools and public transport.

The Paragon road and rail interchange is just minutes away as is the Hull Royal Infirmary.

The A63 motorway connection is just around the corner.

Hull city centre is easily accessed.

For those who enjoy socialising, nights out etc. with family and friends as Hull's Marina is also just a short distance from the property.

Property Description

Ground Floor

Entrance - Double glazed front entrance door leads through to the entrance hall..

Entrance Hall - Staircase off to the first floor.

Arched corbels.

Cornice.

Radiator.

Through Lounge/Dining Area - 24' 6" x 11' 5" (7.49m x 3.49m) Extremes to extremes.

Dual aspect.

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

A further double glazed window looking out over the rear garden area.

Under stairs cloaks recess and meter cupboard.

Radiators.

Kitchen & Utility Area - 17' 1" x 6' 5" (5.23m x 1.98m)

Extremes to extremes narrowing to 1.22m.

Double glazed window with aspect over the rear garden area.

A further double glazed opaque window to the utility area.

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

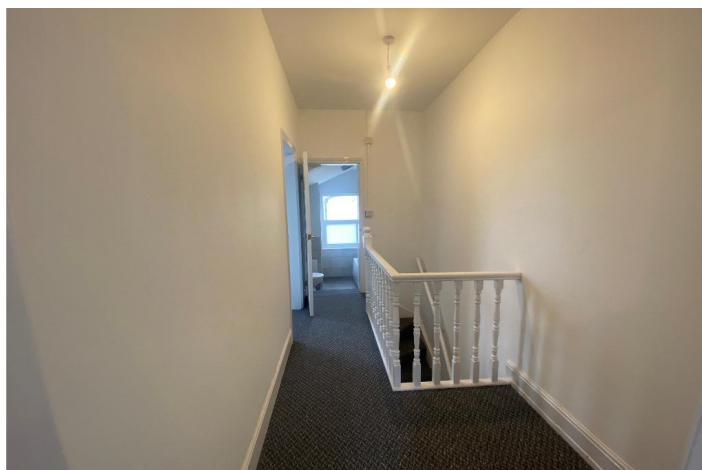
Coordinating laminate work surface housing a hob, built-in oven beneath and stainless steel extractor fan over with a brick effect contrasting tiled surround.

To the utility area..

Plumbing for automatic washing machine and space for a tumble dryer with a laminate work surface over and a brick effect tiled splash back surround.

Radiator.

Double glazed rear entrance door.



First Floor

Landing - Spindle rail enclosure.

Bedroom One - 13' 8" x 10' 10" (4.17m x 3.32m) Extremes plus recess to extremes.
Double glazed window with aspect over the front garden area.
Built-in storage cupboard.
Radiator.

Bedroom Two - 11' 3" x 7' 9" (3.44m x 2.38m) Extremes to extremes plus recess.
Double glazed window with aspect over the rear garden area.
Built-in storage cupboard.
Radiator.

Bathroom - 3-piece suite comprising of a panel bath with a chrome effect shower over and fixed shower screen, pedestal wash hand basin and low flush W.C. all with a contrasting tiled surround.
Chrome fittings to the sanitary ware.
Concealed gas central heating boiler.
Radiator.

Exterior

Rear Courtyard -

Council tax band: A
Rental Deposit: £801

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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