

1 Bedroom First Floor Apartment

Canopias Close, Hull, HU3 3LB

£495 per month



- BRIGHT AND SPACIOUS • FIRST FLOOR FLAT • CLOSE TO ALL AMENITIES • MODERN KITCHEN •
- PLEASE APPLY ONLINE





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A superior first floor flat in move into condition.
The flat is bright and spacious throughout.

The property has a tasteful contemporary finish with a communal entrance hall, private entrance hall, modern lounge, fitted kitchen, bathroom with a modern white suite and shower over the bath and bedroom.

Additionally, the property further benefits from an electric heating system and double glazing.

Offered with vacant possession and available immediately subject to satisfactory references.

* Please apply online only*

Location

The property is perfectly placed for all amenities to include local shopping centres, retail parks and supermarkets. Regular public transport connections provide easy access to the city centre and surrounding areas. The A63 motorway is just around the corner, providing easy road links in and out of the city. Other amenities include a health centre and post office. For those who enjoy spending time with family and friends, there are many family restaurants and public houses to choose from nearby.

Property Description

Ground Floor

Communal Entrance - Communal entrance door leads through to a communal entrance hall..

Communal Entrance Hall - Staircase off to the first floor.

First Floor

Private Entrance Hall - Private entrance door leads through to the entrance hall..
Built-in boiler room.

Lounge - 15' 2" x 11' 1" (4.63m x 3.39m) Extremes to extremes.
Double glazed window with aspect over the rear garden areas.
Wall mounted radiators.
Oak grained effect flooring.

Kitchen - 9' 6" x 6' 5" (2.92m x 1.96m) Extremes to extremes.
Double glazed window with aspect over the front of the property.
Range of matching base, drawer and wall mounted units with matching glazed display cabinets.
Roll edged laminate work surface housing a circular single drainer sink unit with a mixed up over and a tiled splash back surround.
Space for a cooker.
Plumbing for automatic washing machine.
Oak grained effect laminate flooring.

Bedroom - 11' 9" x 8' 0" (3.59m x 2.46m) Extremes to extremes.
Double glazed window with aspect over the rear garden areas.
Wall mounted radiator.

Bathroom - White 3-piece suite comprising of a D-shaped panel bath, pedestal wash hand basin and low flush W.C.
Built-in cupboard.
There is an electric shower over the bath with a fixed shower screen.
Wall mounted radiator.
Coordinating ceramic tiled flooring.

Council tax band: A
Rental Deposit: £571

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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