

2 Bedroom End Terraced House

De La Pole Avenue, Hull, HU3 6RH

£695 per month



- RECENTLY UPGRADED TO A HIGH SPEC • KITCHEN WITH INTEGRATED APPLIANCES • 2 GOOD SIZED BEDROOMS • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • IMMEDIATE AVAILABILITY • SUBJECT TO SATISFACTORY REFERENCES





2 Bedroom End Terraced House

£695 per month

De La Pole Avenue, Hull, HU3 6RH

The super smart accommodation has been recently upgraded and improved throughout thus creating a move in to condition property.

The internal accommodation comprises of a bright and spacious bay windowed lounge, good sized kitchen with an attractive range of units which are further complemented with integrated appliances and coordinating fixtures and fittings and a bathroom with a modern 3 piece suite with a shower over the bath and contrasting tiled surround. To the first floor there are 2 generously proportioned and aesthetically pleasing bedrooms.

Outside to the rear the courtyard area has been laid for ease of maintenance and further to create a patio/seating area.

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

Immediate availability subject to satisfactory references.

Location

The area is highly popular and well known for its wealth of amenities surrounding the property. There is a great choice of independent traders, high street supermarkets and retail parks. Other amenities include a health centre, post office and library and the MKM Stadium is close by. Hull's Royal Infirmary is just minutes away by car as is Hull city centre's Paragon Road and Rail Interchange. The A63 motorway connections are simply just around the corner. There are really good and well visited public houses and family restaurants to choose from for those wishing to socialise with friends and family.

Property Description

Ground Floor

Entrance - Double glazed front entrance door with overhead screen window leads through to the bay windowed lounge.

Lounge - 14' 3" x 12' 10" (4.36m x 3.93m) Extremes to extremes.

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

Fireplace with over mantle.

Built in shelving to the recesses.

Mid level dado rail.

Ceiling rose.

Cornice.

Radiator .

Kitchen - 10' 4" x 9' 6" (3.16m x 2.91m) Extremes to extremes plus under stairs recess.

Double glazed window with aspect over the rear courtyard garden.

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

Coordinating laminate work surface.

A further high gloss laminate work surface housing a single drainer sink unit with a tiled splash back surround.

Plumbing for automatic washing machine.

Staircase off to the first floor.

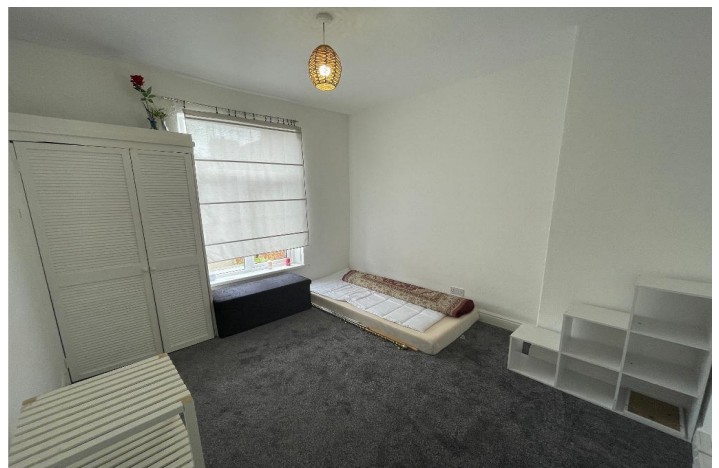
Radiator.

Ceramic tiled flooring.

Rear Entrance Lobby - Radiator.

Double glazed rear entrance door.

Bathroom - White 3-piece suite comprising of a panel



bath with chrome effect flexi shower over and a contrasting tiled surround, built in vanity wash hand basin with storage space beneath and built in low flush W.C.

Mid level easy clean work surface.

Chrome effect upright towel rail/radiator.

Double glazed opaque window.

Extractor fan.

Chrome fittings to the sanitary ware.



First Floor

Landing - Loft hatch through to the roof void.

Bedroom One - 13' 3" x 11' 8" (4.04m x 3.58m) Extremes to extremes plus recess.

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

Radiator.

Solid panel wood flooring.

Bedroom Two - 11' 0" x 9' 10" (3.36m x 3.02m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Cupboard housing the gas central heating boiler.

Radiator.

Solid panel wood flooring.

Exterior

Rear Courtyard Garden - Outside to the rear is a walled courtyard garden which has been laid for ease of maintenance and further to create a patio/seating area.

Council tax band: A

Rental Deposit: £836

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 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.