

# TO LET

## FRANK HILL & SON

(Auctioneers and Valuers) Ltd

ESTABLISHED 1924



7 Train Avenue Hull HU6 7BN

£700 pcm

- Off Road Parking for Multiple Vehicles
- Garage
- 3 Bedrooms
- Low Maintenance Garden
- Double Glazing Throughout
- Newly Renovated
- Gas Central Heating
- Bond £700.00

Frank Hill & Son proudly presents a stunning bungalow located in the prime area of Hull. The property is in a fantastic location that offers great amenities, including shops, schools, and excellent transport links to the city center, motorways, and beyond.

The semi-detached bungalow is presented in move-in condition and boasts a welcoming entrance hall, spacious lounge, fully equipped kitchen with an array of wall and base units, three bedrooms, a bathroom with bath and overhead shower & w/bh and a separate wc, a garden at the rear, off-street parking, and a garage.

The front driveway is designed for low maintenance and can accommodate multiple cars. The large side drive leading to the garage is an added advantage of the property.

This is a great opportunity to rent a bungalow in a prime location, well worth viewing. Don't miss out on this fabulous property - book your viewing now!

EPC Rating D | Council Tax band B



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## Entrance Hallway

## Living Room

Recently renovated, the spacious living room boasts plenty of natural light from the front window, a modern electric fire, and neutral decor with newly installed carpeting.

## Kitchen

Kitchen fitted with base and wall units, an integrated gas hob and oven, fridge-freezer and washing machine. The kitchen has access to the garden and a boiler cupboard, with lino flooring.

## Bathroom

The bathroom is fully tiled and includes a bathtub with an overhead shower, a WHB with a fitted vanity, and a heated towel rail.

## WC

The separate wc is fully tiled.

## Office Space

Office space / communal area leading onto bathroom & bedrooms. Carpeted flooring and neutral decoration.

## Bedroom 1

This front-facing double bedroom features built-in wardrobes, newly installed carpet, a window allowing plenty of natural light, and a radiator.

## Bedroom 2

This double bedroom features a newly installed carpet, neutral decoration, a rear window, and a radiator.

## Bedroom 3

The single bedroom has recently been fitted with new carpet and features a radiator. The room boasts natural decoration that enhances its overall appeal.

## Garden

The property features an enclosed rear garden that is easy to maintain. It includes a lovely patio area and a garage for parking your car.

## Services

Mains Gas, Electricity and Water are connected to the property.

## Sizes

All measurements are approximate and are for guidance purposes only.

