



Hope Street, TS18 3PS  
2 Bed - House - Terraced  
£395 Per Calendar Month

**ROBINSONS**  
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A smart and well presented two bedroom mid terrace house. The property which briefly comprises of entrance hallway, lounge, dining room, kitchen, rear lobby, bathroom/WC, landing and two bedrooms. Externally the property has an enclosed yard to the rear.

REQUIRED EARNINGS - TENANTS: £11,850pa;  
GUARANTORS: if required £14,220pa  
BOND: £395

**ENTRANCE HALLWAY**

Via uPVC double glazed entrance door, stairs leading to landing, door into dining area.

**DINING ROOM**

12'0 x 11'7 (3.66m x 3.53m)  
uPVC double glazed window to the rear elevation, double radiator, laminate flooring, feature fireplace, archway through into lounge

**LOUNGE**

12'11 x 7'8 (3.94m x 2.34m)  
uPVC double glazed bay window to the front elevation, single radiator, laminate flooring

**KITCHEN**

8'0 x 7'2 (2.44m x 2.18m)  
A fitted kitchen with a range of wall floor and drawer units incorporating a gas hob with extractor hood over hob, built in electric oven, worktop with inset one and a half bowl stainless steel sink unit with mixer tap and single drainer, space for fridge freezer, plumbing for washing machine, glazed window to the side elevation, door leading to rear lobby.

**REAR LOBBY**

With door leading to rear yard, door leading to bathroom/WC.

**BATHROOM/WC**

With bathroom suite comprising of bath with mixer tap shower attachment, pedestal wash hand basin, low level WC, glazed window to the side elevation, single radiator

**LANDING**

Which is accessed via stairs from entrance hallway with glazed window to the rear elevation and doors leading to bedrooms 1 and 2

**BEDROOM ONE**

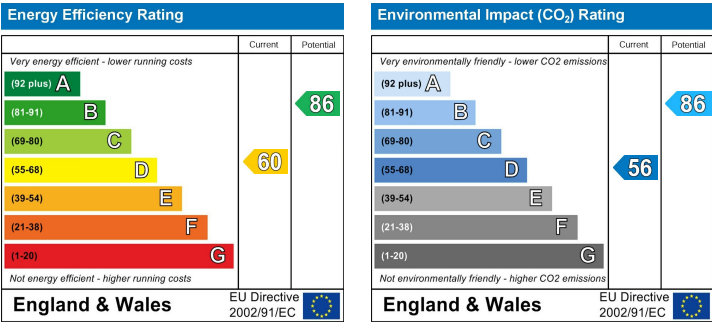
15'0 x 10'10 (4.57m x 3.30m)  
uPVC double glazed window to the front elevation, double radiator.

**BEDROOM TWO**

12'0 x 9'4 (3.66m x 2.84m)  
uPVC double glazed window to the rear elevation, double radiator

**OUTSIDE**

To the rear there is an enclosed rear yard with gated access to the backstreet.



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.