



## 13 Sherburn Street, Hull, East Yorkshire, HU9 2LA

- Good size family home
- Three bedrooms & two reception rooms
- First Floor bathroom
- Block paved garden
- Part furnished
- Improved by the current landlord
- Fitted kitchen with appliances
- Majority uPVC double glazing
- Bond £565
- **VIEW NOW**

**£495 Per Calendar Month**



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# 13 Sherburn Street, Hull, East Yorkshire, HU9 2LA

POPULAR RESIDENTIAL LOCATION- GOOD SIZE FAMILY HOME-VIEW NOW.

With the added benefit of kitchen appliances this property would make a good home.

With majority uPVC double glazing and heating by way of gas fires in the reception rooms, accommodation comprises of an entrance hall, lounge, dining room, fitted kitchen with a range of appliances, three bedrooms and a bathroom. Block paved and low maintenance garden to the side. Part furnished -Bond £565. View now.

## Location

Situated within a stone throw of the Holderness Road shopping area with direct road and regular public transport links to the city centre and beyond.

## Ground Floor

### Entrance

Enter via main door into hall.

### Entrance Hall

Doors leading into lounge and dining room. Stairs to first floor accommodation. Covings to the ceiling.

### Lounge

13'3 x 11'10 (4.04m x 3.61m)

A uPVC double glazed window to the front aspect. Feature fire place with gas fire. Covings to the ceiling. TV aerial. Double doors leading into dining room.

### Dining Room

13'6 x 11'8 (4.11m x 3.56m)

Two uPVC double glazed windows to the side aspect. Brick built fire place with gas fire. Door leading into kitchen. TV point. Covings to the ceiling. Under stairs meter cupboard. Table and six chairs. Free standing cupboard.

### Kitchen

12'3 x 10'10 (3.73m x 3.30m)

Double glazed window to the side. Door leading outside. Fitted with a range of base, wall and drawer units with contrasting work surfaces. Stainless steel sink unit with mixer tap. Appliances included such as an automatic washing machine, tumble drier, fridge freezer and a Fusion cooker with double electric oven and grill. Under unit lighting. Stainless steel chimney extractor. Spot lights to the ceiling. Fitted cupboards. Tiled splash backs.

### First Floor/Landing

A uPVC double glazed window to the side. Doors leading into two bedrooms and a bathroom and stairs to second floor accommodation. Under stairs cupboard.

### Bedroom One

15'9 x 11'10 (4.80m x 3.61m)

A uPVC double glazed window to the front aspect. Built-in cupboard. Feature cast iron effect fire place. Covings to the ceiling. Fitted wardrobes and dressing table. TV aerial.

### Bedroom Two

11'2 x 6'11 (3.40m x 2.11m)

A uPVC double glazed window to the side. Free standing wardrobe/cupboard.

### Bathroom

11'2 x 4'6 (3.40m x 1.37m)

A uPVC double glazed window to the side aspect. Comprising of a vanity unit with sink inset, panel bath with mixer tap and shower fitment and low level flush WC. Tiled splash backs. Hot water boiler.

## Second Floor

### Bedroom Three

19'7 into recess x 15'5 (5.97m into recess x 4.70m)

Carpeted. A uPVC double glazed window to the front aspect. Velux window to the rear. Under eaves storage facilities. Lighting and power supply.

### External

Block paved and low maintenance garden to the side with a useful brick built shed and a low wall to surrounds. There are access gates from the front and side aspects.

### Services

The mains services of water, gas, electric and drainage are connected. The property has a boiler providing hot water and heating is by way of gas fires in the lounge and dining room.

### Outgoings

From internet enquiries with the valuation Office website the property has been placed in Band A for Council Tax purposes, Local Authority Reference Number: 00220124001304. Prospective tenants should check this information before making any commitment to take up a lease of the property.

### References & Security Bond

Interested parties should contact the agents office for a referencing pack, which will detail the procedure for making an application to be considered as a tenant for the property. On receipt of the application form a holding deposit equivalent to one weeks rent (£110) will be required. This amount will be deducted from the first month's rent due on the tenancy start date. The security bond required for the property is £565 which will be payable on the tenancy start date together with the first month's rent. The deposit will be registered with the Tenant Deposit Scheme. (TDS)

### Energy Performance Certificate

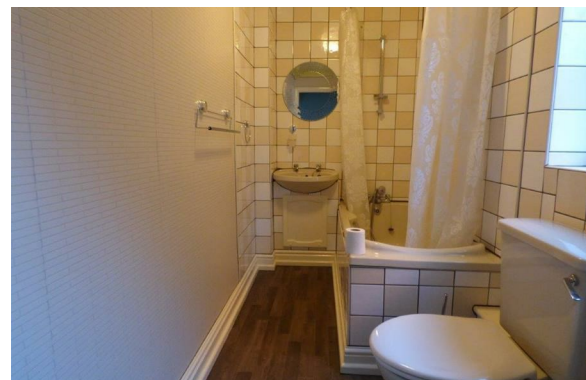
The current energy rating on this property is E(41)

### Viewings

Strictly by appointment with the Sole Agents on (01482) 375212.

### Free Market Appraisal

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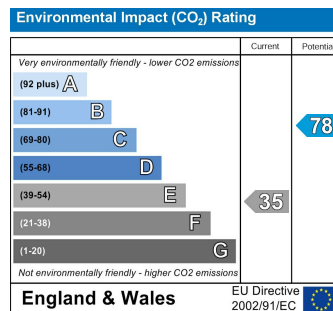
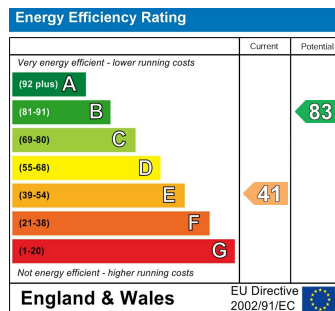
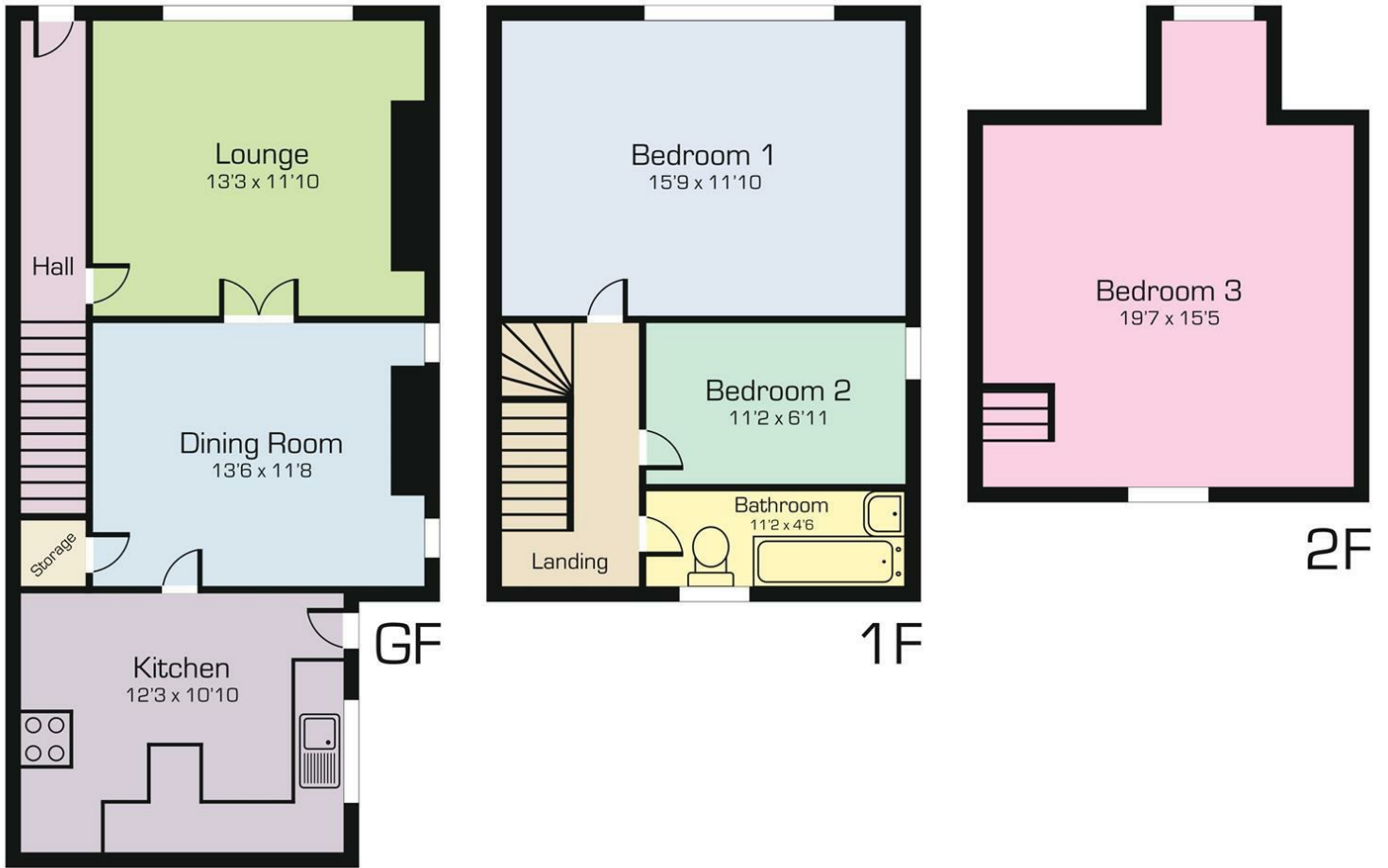


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# 13 Sherburn Street, Hull HU9 2LA



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