



**55 Princes Road**

**£475 PCM**



## Spacious 1-Bedroom First Floor Flat – Ideal Location

Available from: 23/05/2025

Rent: £475.00 PCM

Deposit: £475.00

Tulip is pleased to present this well-presented and spacious one-bedroom first floor flat, located in a vibrant area within walking distance to the University of Hull, and close to all the amenities that Newland Avenue and Beverley Road have to offer, including shops, cafes, bars, and excellent transport links.

### Property Features:

One double bedroom with neutral décor and ample natural light

Generous living area – ideal for relaxing or working from home

Modern, fully fitted kitchen with integrated appliances

Contemporary tiled bathroom with shower and glass shower screen

Gas central heating and double glazing throughout for warmth and energy efficiency

Secure entry and private access to the first floor

Don't miss out on this fantastic opportunity – contact us today to arrange a viewing



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	31	57
England & Wales		
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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