



164 Willerby Road, Hull, HU5 5JW

**TO LET - £725 p.c.m.**

**Haller Evans**

Chartered Surveyors

# AVAILABLE SHORTLY / Recently Refurbished / Three Bed Semi-detached House

## Modern Fitted Kitchen & Bathroom / Located in a popular residential area

AVAILABLE SHORTLY. A recently refurbished, spacious three bedroomed semi-detached property located in a popular residential area. This property benefits from a modern fitted kitchen, bathroom suite & floor coverings throughout, fitted with gas central heating and double glazing throughout.

In detail the property comprises: -

### Ground Floor

<b>Entrance Hall</b>	Approx 1.5m x 4.2m with laminate flooring & under stair storage cupboard
<b>Lounge (Front)</b>	Approx. 3.4m x 4.4m with grey carpet
<b>Dining Room (Rear)</b>	Approx. 4.5m x 3.1m with grey carpet
<b>Kitchen</b>	Approx. 4.5m x 1.9m with laminate flooring and modern fitted kitchen
<b>Ground Floor WC</b>	Approx 1.6m x .6m with laminate flooring, low level toilet & wash hand basin

### First Floor

<b>Bathroom</b>	Approx. 1.8m x 2.0m with vinyl flooring, white panelled bath with over shower & glass shower screen, wash basin & WC
<b>Bedroom 1</b>	Approx. 3.3m x 3.3m with grey carpet
<b>Bedroom 2</b>	Approx. 3.2m x 4.2m with grey carpet
<b>Bedroom 3</b>	Approx. 1.8m x 2.6m with grey carpet
<b>Outside</b>	Garden to the front & rear of the property

**Services** The property has mains gas, electricity, water and drainage are available.

**Council Tax** The property is assessed in Band 'B'

**Tenancy** The property is available to let for 6 months or longer on an Assured Shorthold Tenancy at £725.00 per calendar month exclusive of Water Rate, Council Tax and all other outgoing. Deposit £835.00

**EPC Rating** C - Click [here](#) for the full Report

### Viewing

For more information and to view please contact Haller Evans Tel 323033 or [info@hallerevans.com](mailto:info@hallerevans.com)

Redress Scheme & Client Money Protection. Client Money Protection provided by RICS.  
Independent redress provided by: The Property Ombudsman, Milford House, 43-55 Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP

**Haller Evans**  
[www.hallerevans.com](http://www.hallerevans.com)

**01482 323033**

Hull 66 - 68 Humber Street, HU1 1TU

Disclaimer: Haller Evans, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.