

# Extended Mid-Terraced Property / 2 Bedrooms / Gas Central Heating and uPVC Double Glazing Front Garden and Small Rear Yard

Located in a popular residential area to the East of the City Centre. The house is situated within a pedestrian terrace off Middleburg Street and within easy walking distance of Holderness Road. There are a wide range of shops on Holderness Road and Mount Pleasant Retail Park is also located nearby. Leisure facilities are available at nearby East Park and Woodford Leisure Centre.

This spacious mid-terraced property comprises open plan lounge/dining room, with modern fitted kitchen, ground floor bathroom and 2 bedrooms to the first floor. There is a small front garden and rear yard, with pedestrian access.

## Ground Floor

- Entrance Hall** with uPVC front door, black carpet, radiator, leading to stairway.
- Through Lounge Diner** Approx. 4.57m x 7.22m (15' x 23'7") max including bay with grey carpet, radiator under window to rear, radiator under bay window to front, under-stairs cupboard with gas and electric meters.
- Kitchen** Approx. 2.25m x 3.39m (7'4" x 11'1") x with modern fitted grey units, black inset sink, extractor hood, space for gas cooker, plumbing for washing machine, radiator, boiler, brown vinyl, black wall tiles, uPVC door to rear garden, window to rear garden.

## First Floor

- Landing** with white walls, grey carpet.
- Bedroom 1** Approx. 4.52m x 3.39m (14'8" x 11'1") max with grey carpet, radiator, built-in cupboard with shelf.
- Bedroom 2** Approx. 2.69 x 2.71m (8'8" x 8'9") with grey carpet, radiator.
- Bathroom/WC** with three-piece suite, comprising low level wc, bath and wash basin, wall vanity unit, modern extractor, radiator, part tiled walls, grey vinyl, window to front elevation.
- Outside** There is a front garden with driveway and gate leading to the side of the property and large rear garden.

- Services** The property has mains, gas, water, electricity, and drainage.
- Tenancy** The property is available 6 months or longer at £575 per calendar month exclusive of Council Tax, water rates and all other outgoings. A deposit of £660 is required.
- EPC Rating** D

## Viewings

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

**Haller Evans**  
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.