



5 Rosebury Villas, Rosemead Street, Hull, HU9 2TN

TO LET - £525 p.c.m.

Haller Evans
Chartered Surveyors

Available Shortly / 2 Bedroom Mid-Terraced House

Convenient for City Centre and Shops

This 2-bedroom mid-terraced house is conveniently located for access into Hull. Holderness Road is a short walk away and offers a range of shops and regular bus services connect to the city centre.

The property is fully double glazed in uPVC and has a small front garden and rear yard.

Ground Floor

Entrance Hall with carpet and radiator, stairs off.

Through lounge/Dining Room 7.1m including bay x 3.4 m (23.3 ft x 11.2 ft) max with front bay window and window overlooking rear yard, carpet, two radiators, under stairs with gas and electric meters.

Kitchen 2.8m x 2.6 m (9.2 ft x 8.5 ft) with vinyl flooring, radiator, part-tiled walls, floor and wall units incorporating stainless-steel sink, and space for cooker and plumbing for washing machine, uPVC door to rear garden.

First Floor

Landing

Bedroom 1 4.4m max x 3.1m (14.4 ft x 10.2 ft) with new carpet, radiator, wall cupboard, view of front garden.

Bedroom 2 3.5m x 2.9m (11.5 ft x 9.5 ft) max with new carpet, radiator, overlooking rear yard.

Bathroom/WC 2.8m x 2.6m (9.2 ft x 8.5 ft) with white three-piece suite comprising bath with shower over and shower screen, wash hand basin and wc, radiator, mirror, gas boiler, tiled walls and vinyl flooring.

Outside Small front garden and enclosed rear yard, with rear gated pedestrian access.

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

Council Tax Band A

Tenancy The property is available on an Assured Shorthold Tenancy for 6 months or longer at £525 per calendar month exclusive of council tax, water rates and all other outgoings. A deposit of £600 is required.

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

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