



37 Dodswell Grove, Hull, HU9 5HU

TO LET - £675 pcm

Haller Evans
Chartered Surveyors

Available Now / Newly refurbished / 3-bed House / Large front and rear garden

Popular residential location / Close by to local transport routes and amenities

AVAILABLE NOW. A newly refurbished 3-bedroom property, including a large front and rear garden with modern decoration throughout. Located in this popular residential location, close by to local transport routes and amenities.

Ground Floor

Entrance Hall with radiator, grey vinyl and staircase.

Lounge Approx. 4.56m x 3.54m with radiator, under stairs cupboard with meters, grey carpet.

Kitchen Approx. 4.55m x 2.51m with newly fitted kitchen, stainless steel inset sink, integrated electric oven & hob with extractor hood, completed with grey vinyl flooring.

First Floor

Bathroom Approx. 1.68m x 1.51m with pedestal sink, panelled bath, with over shower & screen.

Separate WC Approx. 0.83m x 1.68m with WC, radiator, grey vinyl.

Bedroom 1 Approx. 4.39m x 3.00 with wall cupboard, radiator & newly fitted grey carpet.

Bedroom 2 Approx. 2.73m x 2.69m with radiator & newly fitted grey carpet.

Bedroom 3 Approx. 3.35m x 2.12m with radiator & newly fitted grey carpet.

Outside There is a front garden with shared access pedestrian path and a large enclosed rear garden with shared side, pedestrian access. Brick shed to rear garden.



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

Council Tax We understand from Internet enquiry that the property is assessed in Band A - The Local Authority is Hull City Council.

Tenancy The property is available to let for 6 months or longer on an Assured Shorthold Tenancy at £675.00 per calendar month exclusive of Water Rate, Council Tax and all other outgoings. Deposit £775.00

EPC Rating C

Viewing For more information and to view please contact Haller Evans Tel 323033 or info@hallerevans.com

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.

Haller Evans
www.hallerevans.com

01482 323033