



42 Hardy Street, Hull, HU5 2PL

TO LET - £800 p.c.m.

Haller Evans

Chartered Surveyors

AVAILABLE SHORTLY / Modernised 2 bed house / Close to the University Campus / Convenient transport routes

A modernised 2 bedroomed house situated off Cottingham Road, close by to the University Campus & convenient transport routes.

Entrance Porch	With UPVC entrance door
Front Lounge	Approx 3.9m x 3.3m with fitted grey carpet
Rear Dining Room	Approx 3.6m x 3.4m with fitted grey carpet
Kitchen	Approx 2.8m x 2.7m with modern fitted kitchen including oven & hob
Bedroom 1	Approx 4.0m x 3.9m with fitted grey carpet
Bedroom 2	Approx 3.6m x 2.7m with fitted grey carpet
Bathroom	With panelled bath & over shower
External	On street parking, front forecourt and small rear garden.
Services	The property has mains gas, electricity, water and drainage are available.
Council Tax	The property is assessed in Band 'A'
Tenancy	The property is available to let for 6 months or longer on an Assured Shorthold Tenancy at £800.00 per calendar month exclusive of Water Rate, Council Tax and all other outgoings. Deposit £920.00
EPC Rating	D
Viewing	For more information and to view please contact: Haller Evans Tel 323033 or info@hallerevans.com



Haller Evans
www.hallerevans.com
01482 323033

Hull 66 - 68 Humber Street, HU1 1TU

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