



2 Monic Avenue, Hessle, HU13 9EP

**TO LET - £895 p.c.m.**

**Haller Evans**

Chartered Surveyors



## AVAILABLE SHORTLY / End-terrace / Large rear garden / Off-street parking with driveway

AVAILABLE SHORTLY. This fantastic end-terraced property benefits of a large rear garden, off-street parking with driveway. Situated in Hessle, local amenities are within walking distance with excellent transport links. The property gives a homely feel whilst remaining modern throughout...view quickly, this won't be around for long!

In detail the property comprises: -

### Ground Floor

|                         |                                                                                                               |
|-------------------------|---------------------------------------------------------------------------------------------------------------|
| <b>Entrance Hall</b>    | Approx 1.4m x 1.2m with laminate flooring, stairs off                                                         |
| <b>Lounge</b>           | Approx 3.2m x 4.3m with laminate flooring.                                                                    |
| <b>Dining Room</b>      | Approx 4.1m x 2.8m with laminate flooring, feature wall with storage and under stair cupboard off             |
| <b>Kitchen</b>          | Approx 3.1m x 2.5m with fitted kitchen including integrated oven and hob, laminate flooring                   |
| <b>Utility &amp; WC</b> | Approx 1.8m x 0.8m with laminate flooring, storage shelves and uPVC door to rear garden. Ground floor WC off. |

### First Floor

|                    |                                                                                                                                       |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| <b>Bedroom 1</b>   | Approx 3.5m x 4.2m with newly fitted carpet, with built in storage cupboard / wardrobe.                                               |
| <b>Bedroom 2</b>   | Approx 2.8m x 2.7m with newly fitted carpet, with built in storage cupboard / wardrobe.                                               |
| <b>Bathroom</b>    | Approx 1.7m x 1.7m with panelled bath, over shower, wash hand basin, low level WC and storage with vinyl flooring.                    |
| <b>External</b>    | This property includes a front garden with driveway. Large rear garden, perfect for entertaining.                                     |
| <b>Services</b>    | The property has electricity, gas, water and drainage are available.                                                                  |
| <b>Council Tax</b> | We understand from Internet enquiry that the property is assessed in Band B - The Local Authority is East Riding of Yorkshire Council |

|                |                                                                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tenancy</b> | The property is available to let for 6 months or longer on an Assured Shorthold Tenancy at £895.00 per calendar month exclusive of Council Tax and all other outgoings. Deposit £1000.00 |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                   |   |
|-------------------|---|
| <b>EPC Rating</b> | D |
|-------------------|---|

### Viewing

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](http://www.hallerevans.com)  
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## ADDITIONAL PHOTOS & PLANS



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