



Tudor Grove, Humbleton Hill, Sunderland, Tyne and Wear, SR3

£900 Per Month



Tudor Grove, Humbledon Hill, Sunderland, Tyne and Wear, SR3 1SU

DESCRIPTION

* PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN * 3 SPACIOUS BEDROOMS * £900 PER MONTH * £1038.46 DEPOSIT * UNFURNISHED * 2 CAR DRIVEWAY * SINGLE GARAGE * CLOSE TO SCHOOLS * REAR YARD * COUNCIL TAX - A * EPC - D

We are thrilled to present this stunning semi-detached house to let, tucked away in a highly sought-after location. This property is situated within close proximity to a range of local amenities, established schools, and convenient public transport links, making it an ideal home for families.

The property offers three spacious, good size bedrooms with built in wardrobes for storage. There is a single reception room, offering ample space for family gatherings or entertaining guests. A well-appointed kitchen forms the heart of the home, with freestanding cooker and washing machine, and space for a fridge freezer. There is enough space in the kitchen to have a dining table and chairs.

This property boasts a paved rear yard, a single garage, and a driveway capable of accommodating two cars.

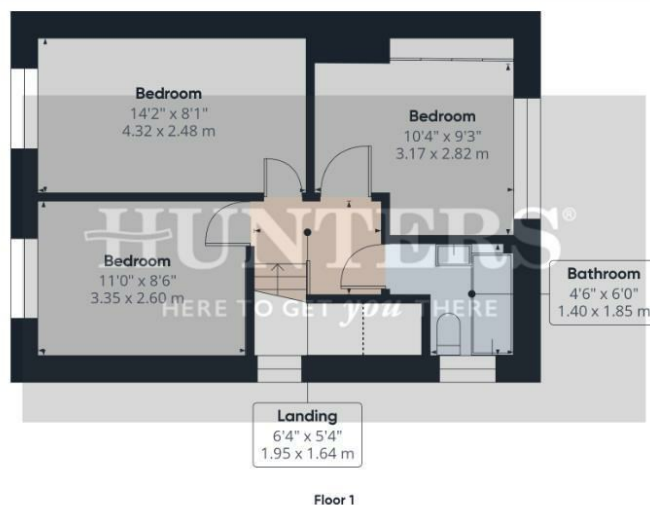
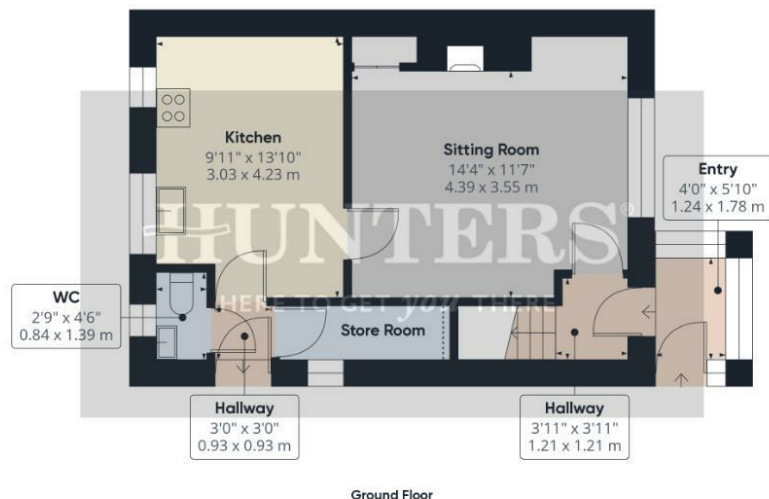
This house is classified as council tax band A, and an EPC rating of D. The property is offered unfurnished, allowing you the freedom to make it truly your own.

Just a stone's throw away lies an array of green spaces, nearby parks, and a selection of walking and cycling routes, perfect for outdoor enthusiasts or those who simply enjoy the tranquillity of nature.

Don't miss out on this fantastic opportunity to let this family home in an exceptional location.







Viewings

Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

HUNTERS®
HERE TO GET *you* THERE

Approximate total area⁽¹⁾

782.3 ft²
72.68 m²

Reduced headroom

0.1 ft²
0.01 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

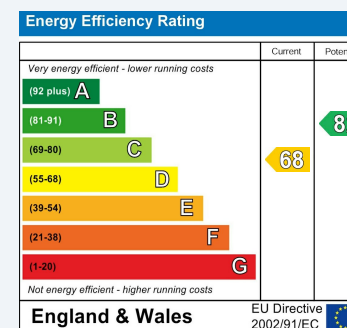
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.