

HUNTERS[®]

HERE TO GET *you* THERE



Ripon Street

Roker, Sunderland, SR6 0LD

£695 Per Month



* TWO BEDROOM COTTAGE * ROKER SR6 * £695 PCM * £801.92 DEPOSIT REQUIRED * UNFURNISHED * AVAILABLE SOON * RECENTLY REFURBISHED * CLOSE TO AMENITIES * COUNCIL TAX BAND - A * EPC - E * (**See bottom of advert) *

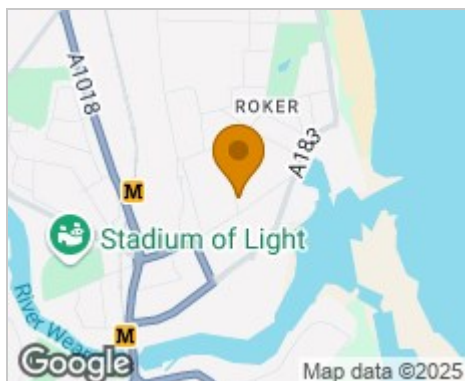
Hunters are delighted to welcome to the rental market this superb two bedroom recently refurbished cottage situated in Ripon Street, Roker.

Perfectly located within walking distance of Roker Beach and Sunderland's beautiful coastline with all its amenities. Transport links are also in close proximity giving easy access to the city centre and beyond.

The property itself has been recently refurbished, boasting insulated external walls throughout, providing extra benefit to the cost of heating. It is well presented offering spacious accommodation throughout.

The property is on one floor and consists of -





Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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.