

HUNTERS[®]

HERE TO GET *you* THERE



6 St. Bedes Terrace

City Centre, Sunderland, SR2 8HS

£650 Per Month



* IMMEDIATE AVAILABILITY * SUNDERLAND CITY CENTRE SR2 * FURNISHED * £650 PCM* £750 DEPOSIT * ONE BEDROOM * GROUND FLOOR FLAT * OPEN PLAN LIVING * SET OVER TWO FLOORS * IDEAL FOR TRANSPORT LINKS * MUST BE VIEWED TO APPRECIATE * COUNCIL TAX BAND - A * EPC RATING - C *

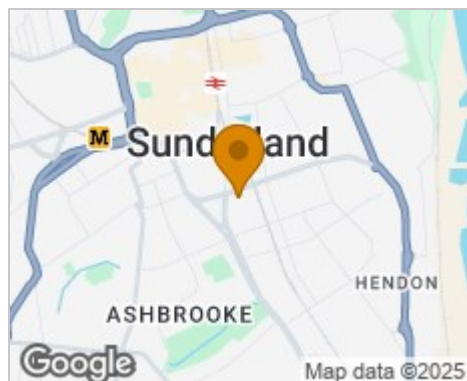
I am delighted to introduce to the rental market this neutrally decorated, one-bedroom flat, available to let. Boasting a sought-after location, this property offers a plethora of amenities that make it a must-see.

The flat is generously proportioned, offering one well-appointed reception room and a modern, open-plan kitchen. There is one large spacious bedroom.

Notably, the property has an EPC rating of 'C', reflecting its energy efficiency, and falls within the 'A' council tax band, which is a testament to its affordability.

One of the unique features of this property is the open-plan design, which promotes a harmonious flow between the living and cooking spaces, creating a welcoming environment. Additionally, the property comes with





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		70	79
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.