



10 Allendale, Hull, HU9 2QX

**£595 Per Month**

Urban Property present this two bedroom, end terraced property to let which is located in this highly popular residential area. The property has a recently fitted bathroom and boiler. Briefly comprises lounge, modern kitchen/dining room leading to a modern fitted kitchen and bathroom to the ground floor. The first floor has landing and two bedrooms. Rear yard and walking distance to local shops and amenities. Rent £595 pcm Deposit £680. Homeowner guarantor may be required. Call us to arrange your viewing!

## Full description

Entrance - Via a Upvc double glazed door

Lounge - 3.940 x 4.364 (12'11" x 14'3") - With a Upvc double glazed bay window to the front aspect, a radiator and fireplace.

Kitchen/Dining Room - 4.459 x 2.978 (14'7" x 9'9") - The kitchen has a range of base and wall units with contrasting work surfaces, tile splashbacks, and electric oven with new four ring gas hob, space for a fridge freezer and plumbing for an automatic washing machine, a Upvc double glazed window to the rear aspect and storage cupboard, vinyl flooring and the stairs to the first floor.

Bathroom - 2.562 x 2.336 (8'4" x 7'7") - Recently fitted bathroom suite with a panel bath, a vanity wash hand basin and back to wall WC, a Upvc double glazed window to the rear aspect, partial tiled walls with new vinyl flooring, a radiator and a storage cupboard housing the new boiler.

Stairs To The 1st Floor - With a Upvc double glazed window to the rear aspect, carpet flooring and the loft access.

Bedroom One - 3.646 x 3.576 - The bedroom has a Upvc double glazed window to the front aspect, a radiator and storage cupboard, carpet flooring.

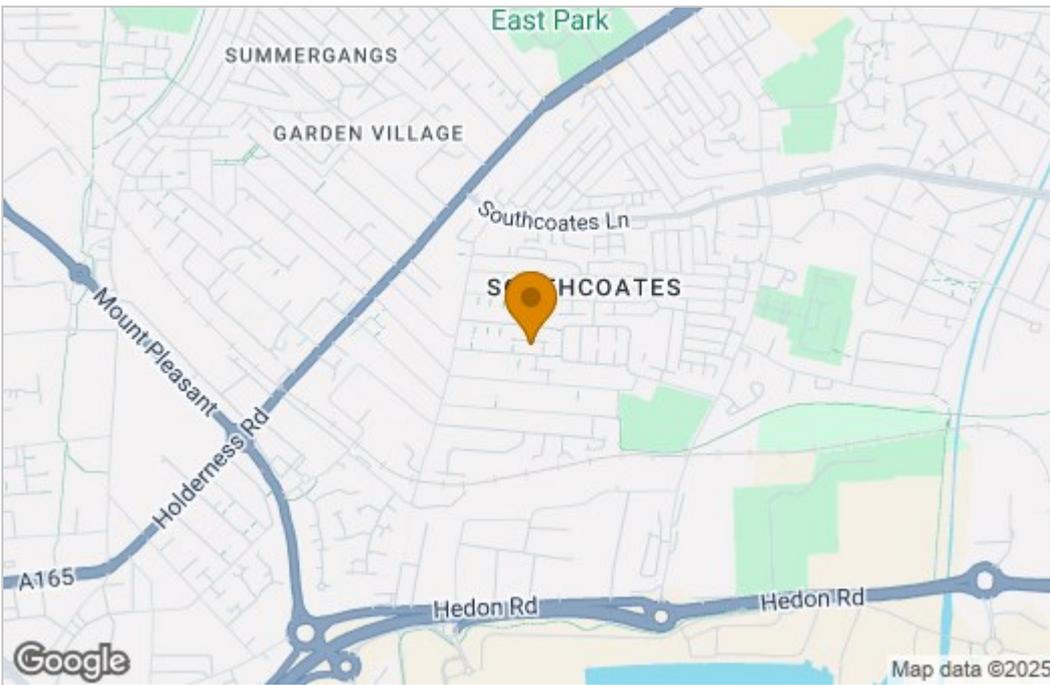
Bedroom Two - 3.120 x 2.942 (10'2" x 9'7") - The second bedroom has a radiator, carpet flooring, a Upvc double glazed window to the rear aspect.

Exterior - To the front of the house there is an enclosed garden with low level timber fence boundary. To the rear of the house there is a courtyard of low maintenance with high level brick wall boundary.

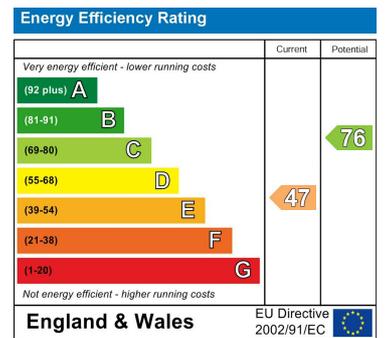
Disclaimer - An EPC is held for this property and is available for inspection at the branch should you wish to view. It is also available online through the properties details on our website [www.urbanpropertyhull.co.uk](http://www.urbanpropertyhull.co.uk). To arrange a viewing for this property please contact Urban Property 01482 226560. Deposit £660.00. No Pets Requested, homeowner guarantor may be required.

# Floor Plan

# Area Map



# Energy Efficiency Graph



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