



**198 Hopewell Road, Hull, HU9 4HB**

**£725 Per Month**

Urban Property presents this two bedroom terraced property TO LET, situated in this convenient and popular residential location. Benefiting from having MODERN FITTED KITCHEN & A LARGE REAR GARDEN. Newly decorated with new flooring throughout, must be viewed early to avoid disappointment!

### Full description

Urban Property presents this two-bedroom terraced property TO LET, situated in this convenient and popular residential location. Benefiting from having a MODERN FITTED KITCHEN & A LARGE REAR GARDEN, an early viewing is highly recommended to avoid disappointment. Newly decorated and new carpets throughout. Installed with double glazing and gas central heating.

The ground floor of the property briefly comprises of:

Entrance Hall: Light point, stairs to first floor, door into:  
Lounge: UPVC double glazed bay window to front aspect, light point, power points, feature fireplace with coal effect gas fire, radiator, laminate flooring, door into:  
Breakfast Kitchen: UPVC double glazed window to rear aspect, door to garden, modern and recently fitted shaker style wall and base units with contrasting work surfaces and black tiled splashbacks, modern sink with drainer and mixer tap over, radiator, plumbing for automatic washing machine, electric oven and gas hob, storage cupboard.

First Floor:

Landing: Light point, loft access, leads to:  
Bedroom One: UPVC double glazed window to front aspect, light point, power points, radiator, recently fitted carpet.  
Bedroom Two: UPVC double glazed window to rear aspect, light point, radiator, power points.  
Bathroom: UPVC double glazed window to the rear aspect, three-piece bathroom suite comprising of panel enclosed bath with electric shower over, WC, and pedestal wash hand basin, tiled walls.

Exterior:

The exterior comprises of an enclosed front garden, designed for ease of maintenance, and a large rear garden, which has lawn and fencing to boundaries.

Disclaimer:

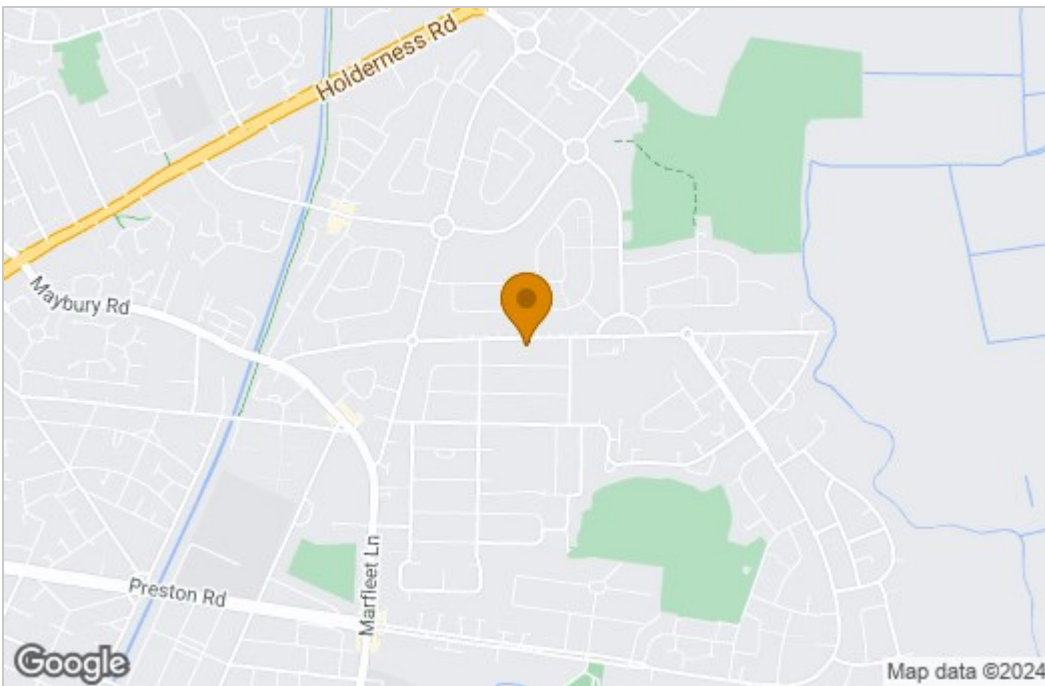
No pets requested by landlord.  
Home Owner Guarantor may be required.

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 property details on our website [www.urbanpropertyhull.co.uk](http://www.urbanpropertyhull.co.uk).

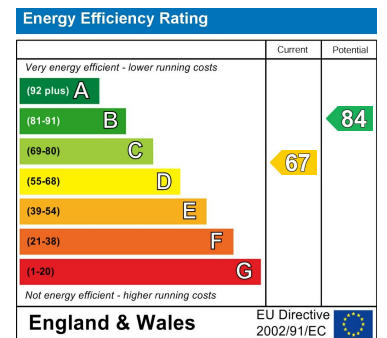
To arrange a viewing for this property please contact Urban Property at [info@urbanpropertyhull.co.uk](mailto:info@urbanpropertyhull.co.uk)

## Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

350 Holderness Road, Hull, Hull, East Yorkshire, HU9 3DQ  
Tel: 01482 226560 Email: info@urbanpropertyhull.co.uk