



Ripon Street, Roker, Sunderland, SR6



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£825 Per Month, Deposit £951

* TWO BEDROOM COTTAGE * ROKER SR6 * £825 PCM * £951.92 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 -

Entrance hallway

Front bedroom with bay window

Through to the middle room with fireplace

A door from the middle room leads off to the second bedroom but could double up as a dining room

Into the galley Fitted Kitchen, with new boiler.

leading to the Bathroom with bath with bar shower, sink and toilet

To the rear is a spacious enclosed yard with large decking area, with a roller shutter door.

Viewing comes highly recommended !

Please note that all applications are subject to referencing and five weeks rent required as deposit.

*** EPC is from 2021 and does not reflect additional works done to exterior walls and new loft insulation so please bear that in mind.



Approximate total area⁽¹⁾

619.09 ft²


57.52 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | | |
| (39-54) E | 42 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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. 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



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