



**148 Severn Street, Hull, HU8 8TH**

**£695 Per Month**

URBAN PROPERTY are delighted to present this three bedroom mid terraced house, Installed with gas central heating and double glazing throughout. Located in a convenient area, close to local amenities, bus routes into the city centre and nearby schools, available now!

### Full description

URBAN PROPERTY are delighted to present this three-bedroom mid-terraced house, installed with gas central heating and double glazing throughout. Located in a convenient area, close to local amenities, bus routes into the city centre, and nearby schools, available for viewings!

The ground floor briefly comprises an entrance hallway, a large, light, and airy through lounge/dining room, a good-sized fitted kitchen, and a family bathroom. The first floor presents three good-sized bedrooms. The exterior of the property consists of a small courtyard to the front aspect with a good-sized rear yard. BOOK YOUR VIEWING TODAY!

#### Ground Floor:

##### Hallway:

Entrance door. Stairs off. Door to Lounge/Dining Room.

##### Through Lounge/Dining Room:

20'9" x 10'3" approx. to widest point. Light point. Power points. Double glazed windows to front and rear aspects.

##### Kitchen:

10'9" x 8'0" approx. to widest point. Light point. Power points. Double glazed window to rear aspect. Ivory Shaker Style kitchen with ample wall and base units, wood effect work surfaces, and Ivory brick-style tiled splashbacks. Integrated electric oven, gas hob, and extractor over with stainless steel splashback. Space for washing machine and dishwasher. Stainless steel sink with drainer and mixer tap over. Inner hall with rear entrance door and door to:

##### Bathroom:

7'3" x 5'3" approx. to widest point. Light point. Obscure window to the rear aspect. Vinyl flooring. White modern bathroom suite comprising low flush WC, pedestal wash basin, and panel enclosed bath with shower over. Grey tiles to walls and splashbacks.

#### First Floor:

##### Landing:

Doors to:

##### Bedroom One:

13'5" x 9'9" approx. to widest point. Light point. Power point. Double glazed window to front aspect.

##### Bedroom Two:

10'9" x 8'7" approx. to widest point. Light point. Power point. Double glazed window to rear aspect.

##### Bedroom Three:

8'0" x 7'7" approx. to widest point. Light point. Power point. Double glazed window to rear aspect. Boiler.

##### Exterior:

The exterior presents a forecourt to the front of the property and an easily manageable, good-sized yard to the rear of the property.

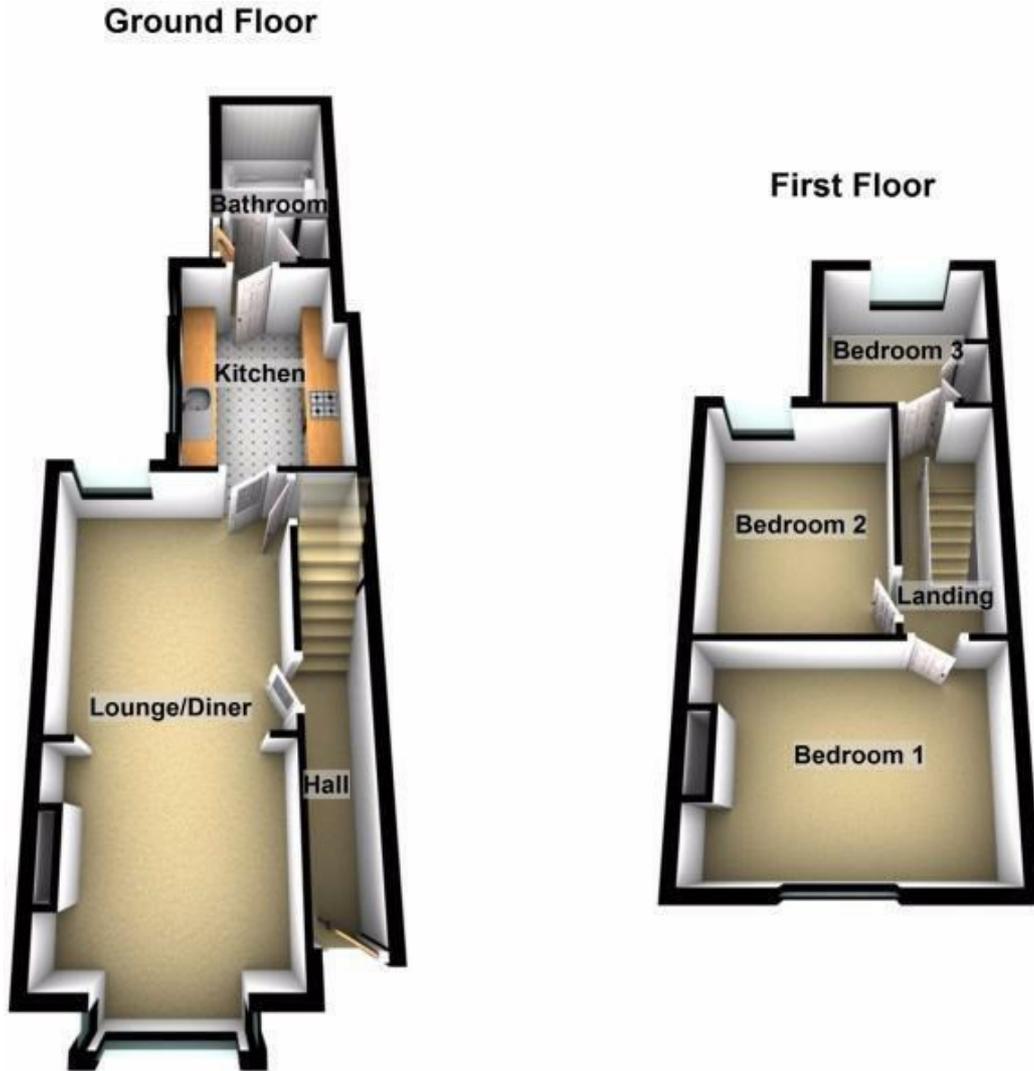
##### Disclaimer:

Room measurements in these particulars are only approximations and are taken to the widest point.

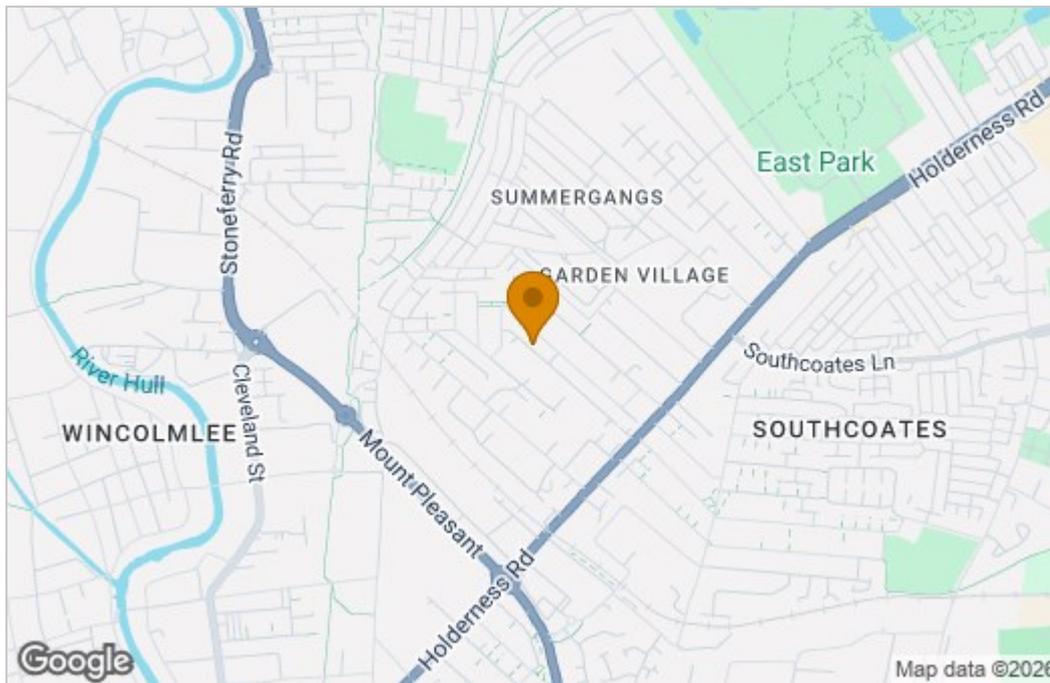
An EPC is held for this property and is available for inspection at the branch should you wish to view. It is also available online through the property details on our website [www.urbanpropertyhull.co.uk](http://www.urbanpropertyhull.co.uk).

To arrange a viewing for this property, please contact Urban Property on 01482 226560.

Floor Plan



Area Map



Energy Efficiency Graph

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

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.