



**13 Folkestone Street, Hull, HU5 1BH**

**£725 Per Month**

Situated in this popular residential area close by to local amenities and bus routes! Installed with gas central heating and double glazing. Accommodation briefly comprises: Entrance hallway, lounge (could be used as 3rd bedroom), dining room and kitchen to the ground floor. The first floor comprises: landing, two bedrooms, bathroom and a separate W/C. To the exterior is a fully enclosed rear yard deigned for ease of maintenance. This property is larger than than most in this area due to the double story extension to the rear! Arrange your viewing today!

## Ground floor

### Entrance hallway

With entrance door, laminate flooring, stairs off and doors to:

### Lounge (Could be used as third bedroom)

With window to the front, carpet flooring and radiator.

### Dining room

With laminate flooring, radiator and under stairs cupboard. Open plan to kitchen.

### Kitchen

With window to the rear, vinyl flooring, radiator, wall mounted boiler, range of wall & base units with complimenting work surface & tiling to splash backs, electric oven, gas hob, stainless steel extractor hood, stainless steel sink unit with chrome mixer tap over, plumbing for automatic washing machine and door to rear.

## First floor

### Landing

With doors to:

### Bedroom one

With window to the front, carpet flooring and radiator.

### Bedroom two

With window to the rear, carpet flooring, radiator and fitted wardrobe.

### Bathroom

With vinyl flooring, radiator, part tiled walls, pedestal hand wash basin and panel enclosed bath with mains shower over.

### W/C

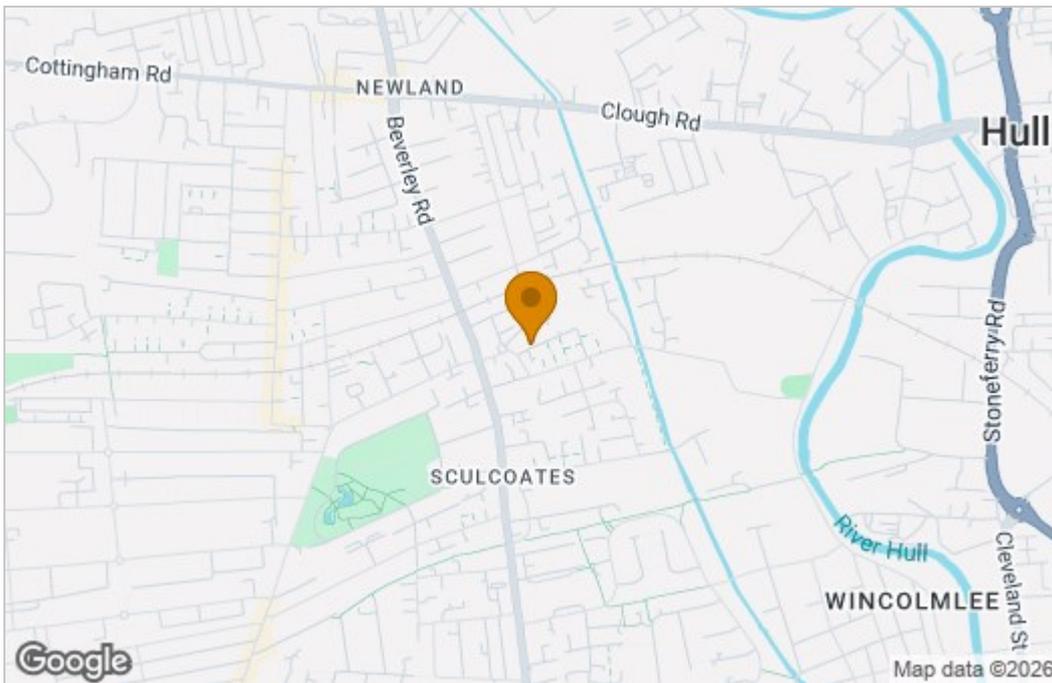
With low flush w/c and pedestal hand wash basin.

### Exterior

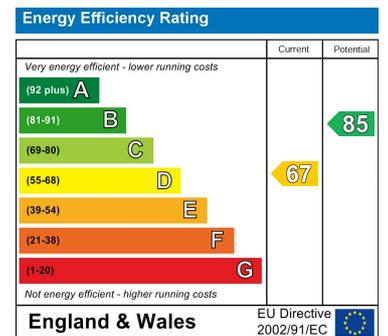
To the rear is a fully enclosed yard designed for ease of maintenance.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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