



Holborn Road, Hylton Lane Estate, Sunderland, SR4

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# Holborn Road, Hylton Lane Estate, Sunderland, SR4

## Rent £750 Per Month, Deposit £865

HOLBORN ROAD \* 2 BEDROOM SEMI DETACHED \* GARDEN \* RENT £750 \* DEPOSIT £865.38 \* COUNCIL TAX - A \* EPC - TBC \*

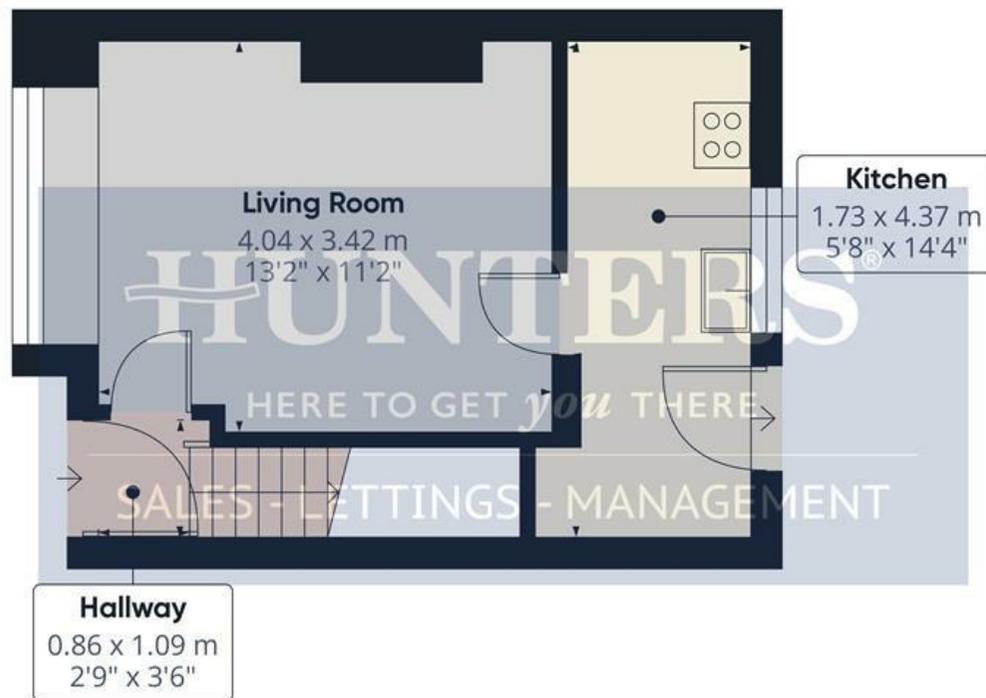
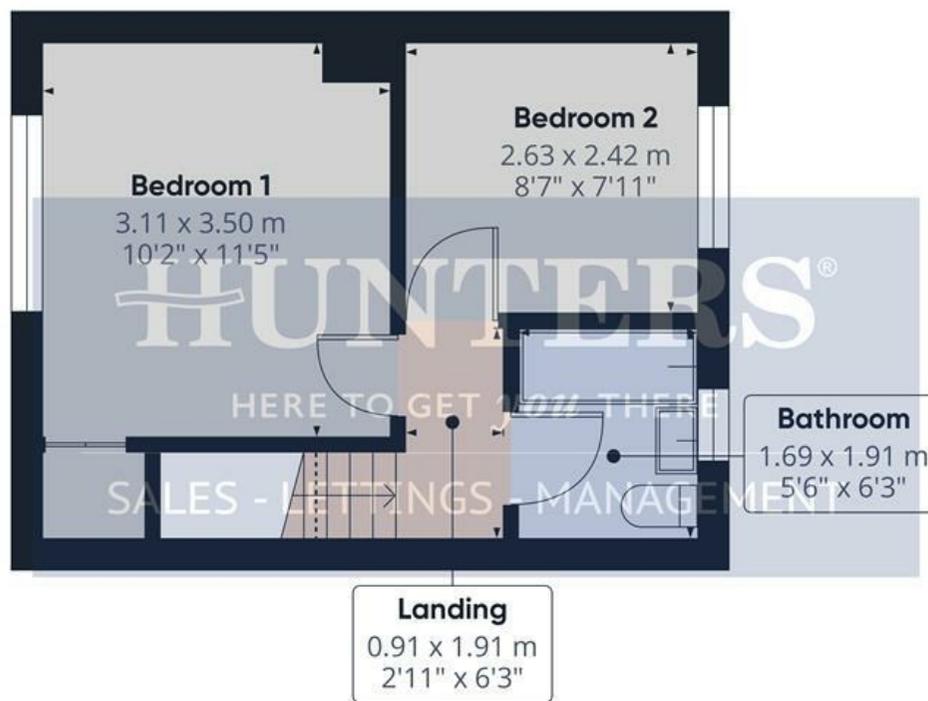
Offered to rent is Holborn Road, situated within the desirable Hylton Lane Estate in Sunderland. This charming semi-detached house presents an excellent opportunity for those seeking a cosy home. The property features a well-proportioned reception room that serves as a perfect space for relaxation or entertaining guests.

The house boasts two comfortable bedrooms, providing ample space for a small family or individuals looking for a guest room or home office. The bathroom is conveniently located, ensuring ease of access for all residents.

The semi-detached design offers a sense of privacy while still being part of a friendly community. The surrounding area is known for its accessibility to local amenities, schools, and parks, making it an ideal location for families and professionals alike.

This property is a wonderful blend of comfort and practicality, making it a must-see for anyone looking to settle in Sunderland. With its appealing layout, prime location with excellent transport links this home is ready to welcome its new owners.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788  
sunderland@hunters.com | www.hunters.com

**Approximate total area<sup>(1)</sup>**47.4 m<sup>2</sup>510 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Living Room

13'2" x 11'2"

This living room provides a charming and cosy space. It benefits from a large window allowing plenty of natural light to fill the room, complemented by a feature wall with a modern wall mounted electric fireplace. The grey carpet adds a soft, comfortable feel underfoot, and the neutral walls create a versatile backdrop for any style of décor.

## Kitchen

5'8" x 14'4"

The kitchen is a bright and practical space with a contemporary feel. It features white cabinets with sleek silver handles, set against bold red tiled splashbacks that add a vibrant splash of colour. There is ample counter space in a black speckled finish, with a stainless steel sink positioned beneath a window overlooking the garden. The kitchen layout is efficient, with built-in appliances and plenty of storage, making it well suited for everyday cooking and meal preparation.

## Bathroom

5'6" x 6'3"

The bathroom is neatly presented with white walls and classic white sanitaryware including a bathtub, pedestal wash basin, and WC. A small frosted window provides natural light and ventilation, maintaining privacy. The bathroom offers a practical and clean space for daily routines.

## Bedroom 1

10'2" x 11'5"

Bedroom 1 is a well-proportioned room with a large window that fills the space with natural light. The room features neutral walls and a soft grey carpet, creating a calm and restful environment. The straightforward layout allows for flexible furnishing options to suit different needs and styles.

## Bedroom 2

8'7" x 7'11"

Bedroom 2 is a cosy and comfortable room with a large window ensuring good daylight. It is decorated in neutral tones with grey carpeting, offering a peaceful retreat. The room's size is ideal for use as a single bedroom, nursery, or home office depending on your needs.

## Rear Garden

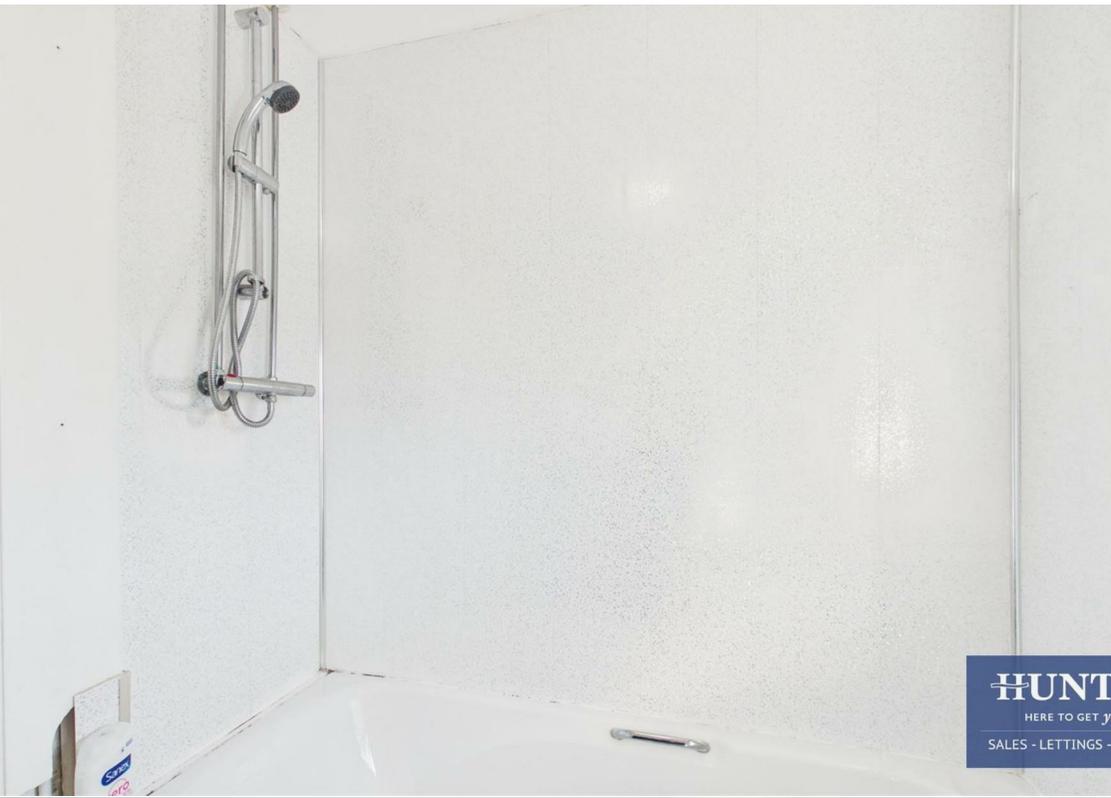
The garden at the rear offers a private outdoor space, enclosed by red painted fencing. It features a paved patio area ideal for seating or entertaining, alongside a lawn for greenery and gardening. A small shed provides useful storage, making this garden a practical and enjoyable extension of the home.

### 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 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 our national network of Hunters estate agents.







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