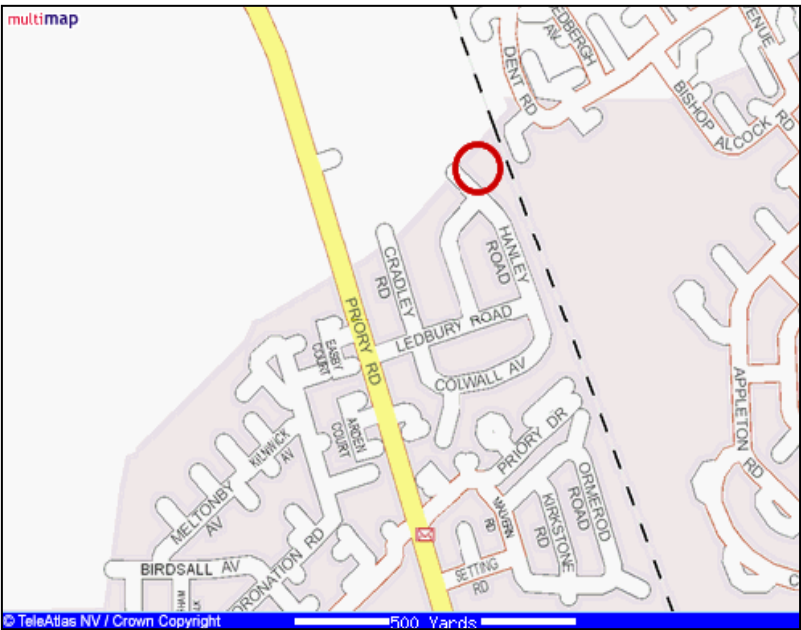


54 Hanley Road, HULL, HU5 5ST



Additional Information

For more details please call us on 01482 440244 or send an email to yvonne@homeestates-hull.co.uk.



Local Authorities

Local Council:
Yorkshire Water Authority

Measurements:

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Inspection

Viewing is strictly by appointment via the letting agents. For more details please call us on 01482 440244 or send an email to yvonne@homeestates-hull.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



107 Chanterlands Avenue, HULL, HU5 3TG
Tel: 01482 440244 Website: www.homeestates-hull.co.uk



experienced professional specialists

£450 pcm Hanley Road, HULL, HU5 5ST



- Popular Residential Area off Priory Road
- Mid Terraced House
- Entrance Hall
- Lounge
- Breakfast Kitchen to include integrated cooking appliances
- 2 Good Sized Bedrooms – 1 with wardrobes
- Bathroom – white 2 piece suite with shower
- Separate WC
- Gardens to Front & Rear
- Garage
- Gas Central Heating System
- Double Glazing
- Private Tenants Only
- No Smokers & No Pets

Ground Floor

Double glazed front entrance door with matching side screen window leads through to:

Entrance Hall

Lounge 15' (4.57m) x 12' (3.65m) to extremes

Double glazed window with aspect over the front garden area, feature fire surround with marble effect back and hearth housing coal effect gas fire. Understairs storage cupboard, radiator and coving.



Breakfast Kitchen 12' (3.65m) x 8'8" (2.64m)

Double glazed window with aspect over the rear garden area, range of matching base, drawer and wall mounted units, work surfaces housing hob, built in oven beneath and plumbing for automatic washing machine. Wall mouted gas central heating boiler, radiator and double glazed rear entrance door.



First Floor

Landing

Loft hatch through to roof void.

Bedroom 1 13'4" (4.06m) x 9'5" (2.87m) to extremes

Double glazed window with aspect over the rear garden areas, range of fitted wardrobes, recess with double glazed window and radiator.



Bedroom 2 11'3" (3.42m) x 9'7" (2.92m)

Double glazed window with aspect over the front garden areas, built in storage cupboards, radiator and coving.



Bathroom

2 piece suite comprising of panel bath, matching pedestal wash hand basin, 'Aquatronic shower over bath, contrasting tiled surround and radiator.



Separate WC

White low flush suite WC and double glazed opaque window.

Exterior

Rear garden

Block paved patio/seating area, built in brick store, garage and access to rear gate providing access through to covered access.



Front garden

Parking space beyond.