



29 Holland Street, Hull, HU9 2JB

**£725 Per Month**

Urban Property is pleased to present this modern two-bedroom terraced family home, featuring a boarded loft space. The property benefits from a large contemporary kitchen with integrated appliances and a first-floor bathroom.

Early viewing is highly recommended to avoid disappointment!

## Full description

### Property Features

#### Entrance Hall

uPVC entrance door leading into a hallway with laminate flooring and a staircase to the first floor.

#### Open Plan Lounge & Dining Room

Double glazed windows to the front and rear, laminate flooring, and built-in understairs storage cupboard. Door leading to the kitchen.

Dimensions: (11'9" x 11') + (12'9" x 11'9")

#### Kitchen

Double glazed windows to the side and rear, plus a uPVC door to the outside. Fitted with high gloss units, laminate worktops, stainless steel sink with mixer tap, gas hob, built-in double oven, and extractor hood. Washing machine, dish washer and fridge freezer.

Dimensions: (17'5" x 8'2")

#### First Floor

##### Landing

Doors to both bedrooms and access to concealed stairs leading to the boarded loft space.

##### Bedroom 1

Two front-facing windows, ornamental cast iron period-style fireplace, built-in storage cupboards, and radiator.

Dimensions: (15'1" x 11'1")

##### Bedroom 2

Rear-facing window, ornamental cast iron period-style fireplace, and radiator.

Dimensions: (11'10" x 9'7")

##### Bathroom

Rear-facing window. Three-piece white suite with corner bath and shower over, washbasin, and low flush WC. Tiled walls and floor with heated towel rail.

Dimensions: (9'5" x 8'3")

#### Second Floor

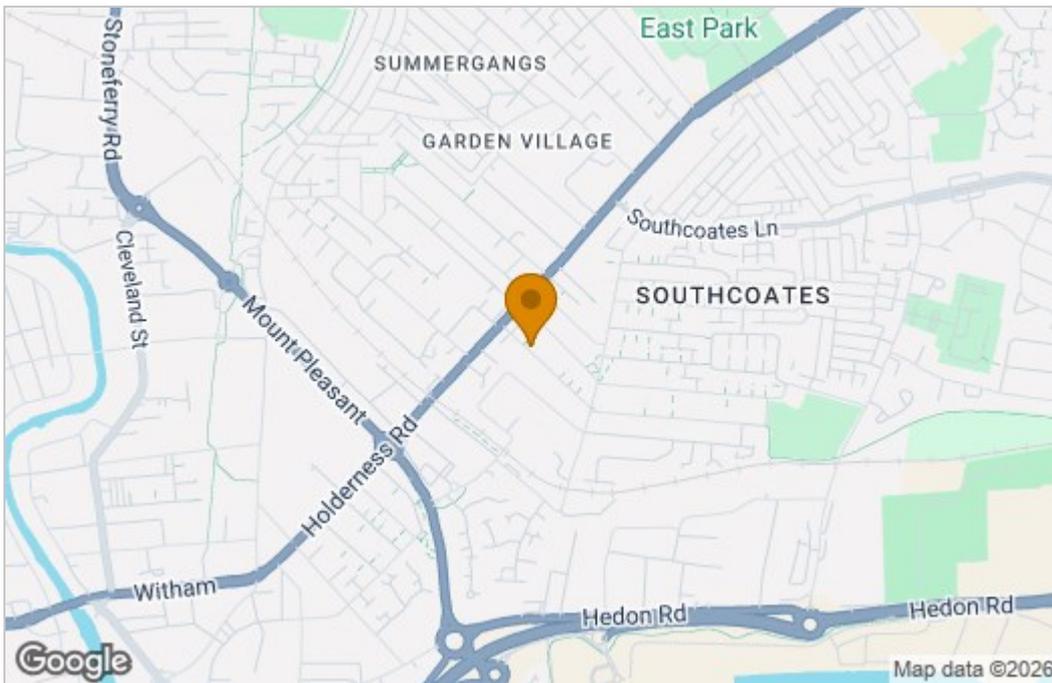
##### Boarded Loft Space

Large carpeted loft with access to eaves and a Velux-style rear window.

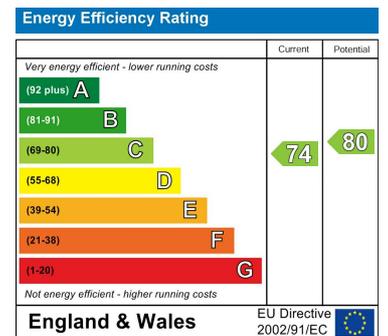
Dimensions: (13'6" x 10'9")

## Floor Plan

## Area Map



## Energy Efficiency Graph



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