



1 Marlborough Avenue, Hull, HU4 6QD

**£575 Per Month**

Urban Property presents this two-bedroom, mid-terraced property to let, located in a highly popular residential area. The property briefly comprises a spacious lounge and a modern kitchen/dining room leading to a fitted kitchen and bathroom on the ground floor. The first floor includes a landing and two bedrooms.

There is a rear yard, and the property is within walking distance of local shops and amenities.

### Full description

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### Location

Hessle Road offers a variety of local shops, including the Asda Superstore, all within easy walking distance. There is a frequent bus service to and from the city center, as well as to the nearby town of Hessle via the Sainsbury's superstore. Good road connections provide access to the A63/M62, and the shops, restaurants, and leisure facilities of St. Andrews Quay are a short drive away.

### Accommodation

The property is arranged over two floors and briefly comprises the following:

Lounge: 4m (plus bay) x 3.7m - With laminate flooring.

Fitted Kitchen: 3.7m max x 2.46m - Includes fitted floor units, wall cupboards, drawers, plumbing for an automatic washing machine, tiled flooring, and a sink unit.

Rear Lobby

Bathroom: 2.13m approx x 1.68m - Features a panelled bath, pedestal wash hand basin, low-level WC, tiled flooring, and downlighting.

First Floor

Bedroom One: 3.7m x 3.05m (12'2" x 10'0").

Bedroom Two: 3.05m x 2.82m (10'0" x 9'3").

Exterior

The front of the property has a gravelled garden, while the rear features a yard.

### Disclaimer

An EPC is held for this property and is available for inspection at the branch or online through the property's details on our website [www.urbanpropertyhull.co.uk](http://www.urbanpropertyhull.co.uk).

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

No Pets Requested. A homeowner guarantor may be required.

Floor Plan

