

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.

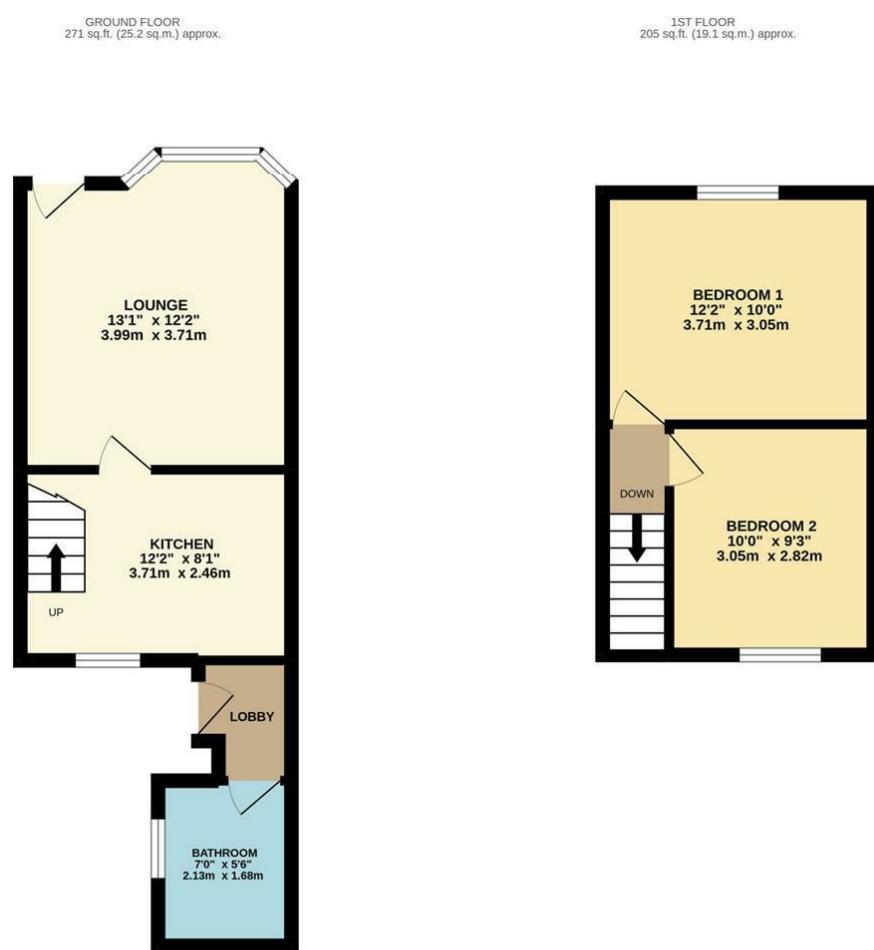
Disclaimer

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.

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

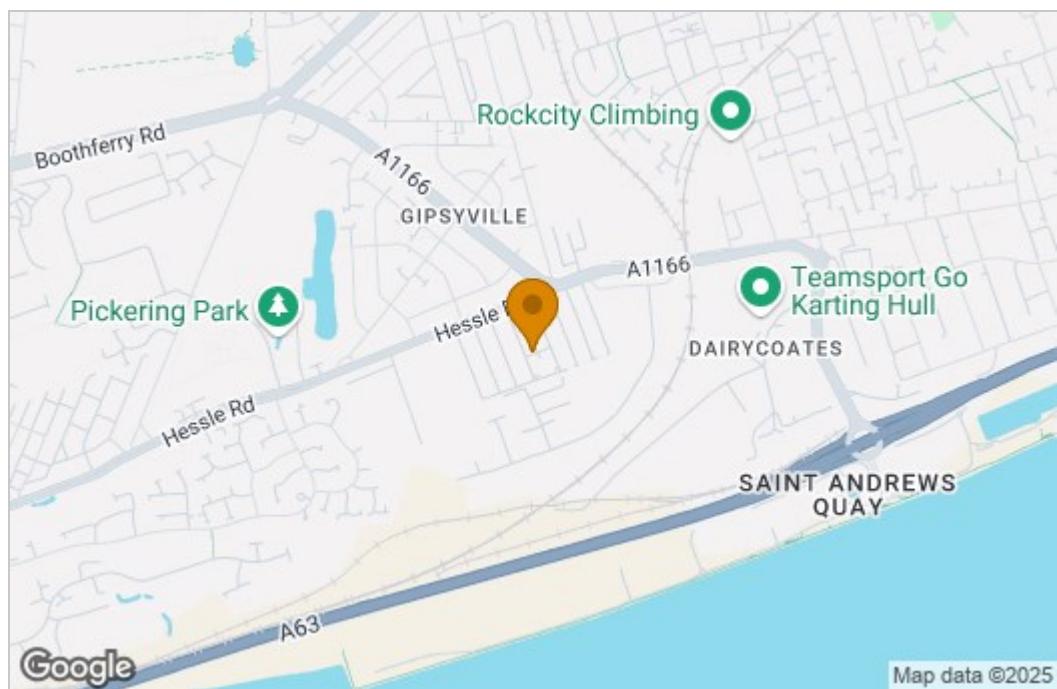
No Pets Requested. A homeowner guarantor may be required.

Floor Plan

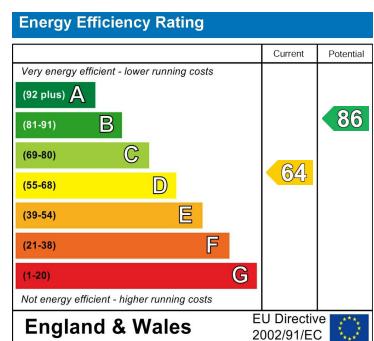


TOTAL FLOOR AREA: 476 sq ft. (44.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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