

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 and a first-floor bathroom, making it an ideal family residence. Home owner guarantor required.

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.

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

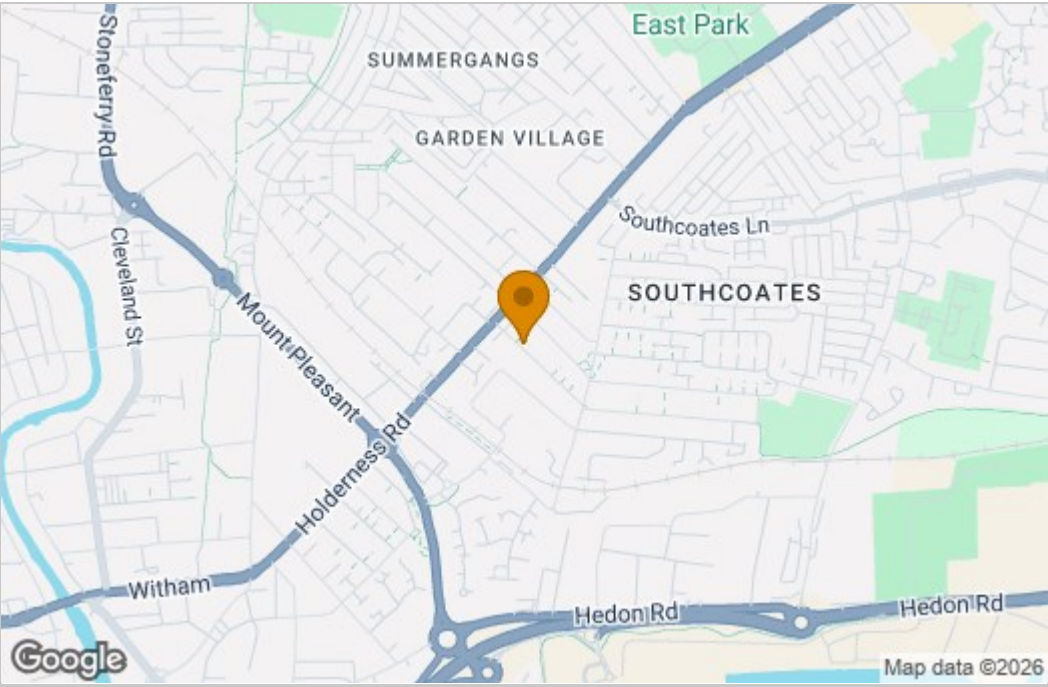
#### Boarded Loft Space

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

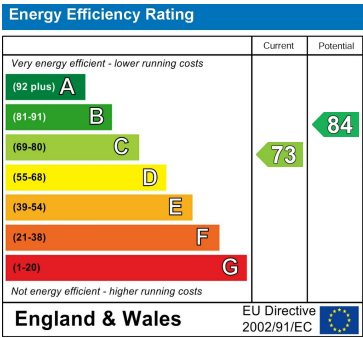
Dimensions: (13'6" x 10'9")

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.