



HUNTERS[®]

HERE TO GET *you* THERE

Basement Flat, St. Bedes Terrace, Sunderland, SR2

HUNTERS[®]

HERE TO GET *you* THERE

SALES / AUCTIONS / LETTINGS / MANAGEMENT

**TO
LET**

BOOK A VIEWING

Basement Flat, St. Bedes Terrace, Sunderland, SR2

£795 Per Calendar Month, Deposit £917

* SUNDERLAND CITY CENTRE SR2 * FURNISHED * TWO BEDROOMS * BASEMENT FLAT * OPEN PLAN LIVING * IDEAL FOR TRANSPORT LINKS * COUNCIL TAX BAND - A * EPC RATING - C *

I am delighted to introduce to the rental market this neutrally decorated, two-bedroom flat, available to let. Boasting a sought-after location, this property offers a plethora of amenities that make it a must-see.

The flat is generously proportioned, offering one well-appointed reception room and a modern, open-plan kitchen. There are two bedrooms. The property is served by family bathroom and an ensuite bathroom to the large bedroom, neatly finished to complement the overall neutral decor.

One of the unique features of this property is the open-plan design, which promotes a harmonious flow between the living and cooking spaces, creating a welcoming environment. Additionally, the property comes with the much sought-after benefit of off-road parking, reducing the daily stress of finding a place for your vehicle.

The location of the flat is a major draw, situated close to public transport links and the city centre and parks, making it ideal for commuters. Local amenities are within easy reach, ensuring all your daily needs are catered for.

For those who value outdoor activities, the property is close to Mowbray Park, historical features, with walking and cycling routes right on your doorstep.

In conclusion, this property offers a superb blend of comfort, convenience, and lifestyle. It is an opportunity not to be missed!

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com



Approximate total area⁽¹⁾
867 ft²
80.5 m²

(1) Excluding balconies and terraces

Entry
7'10" x 4'5"

Kitchen/Living Room
15'7" x 21'7"

Bathroom
4'11" x 9'9"

Hallway
3'3" x 8'1"

Bedroom
8'6" x 10'4"

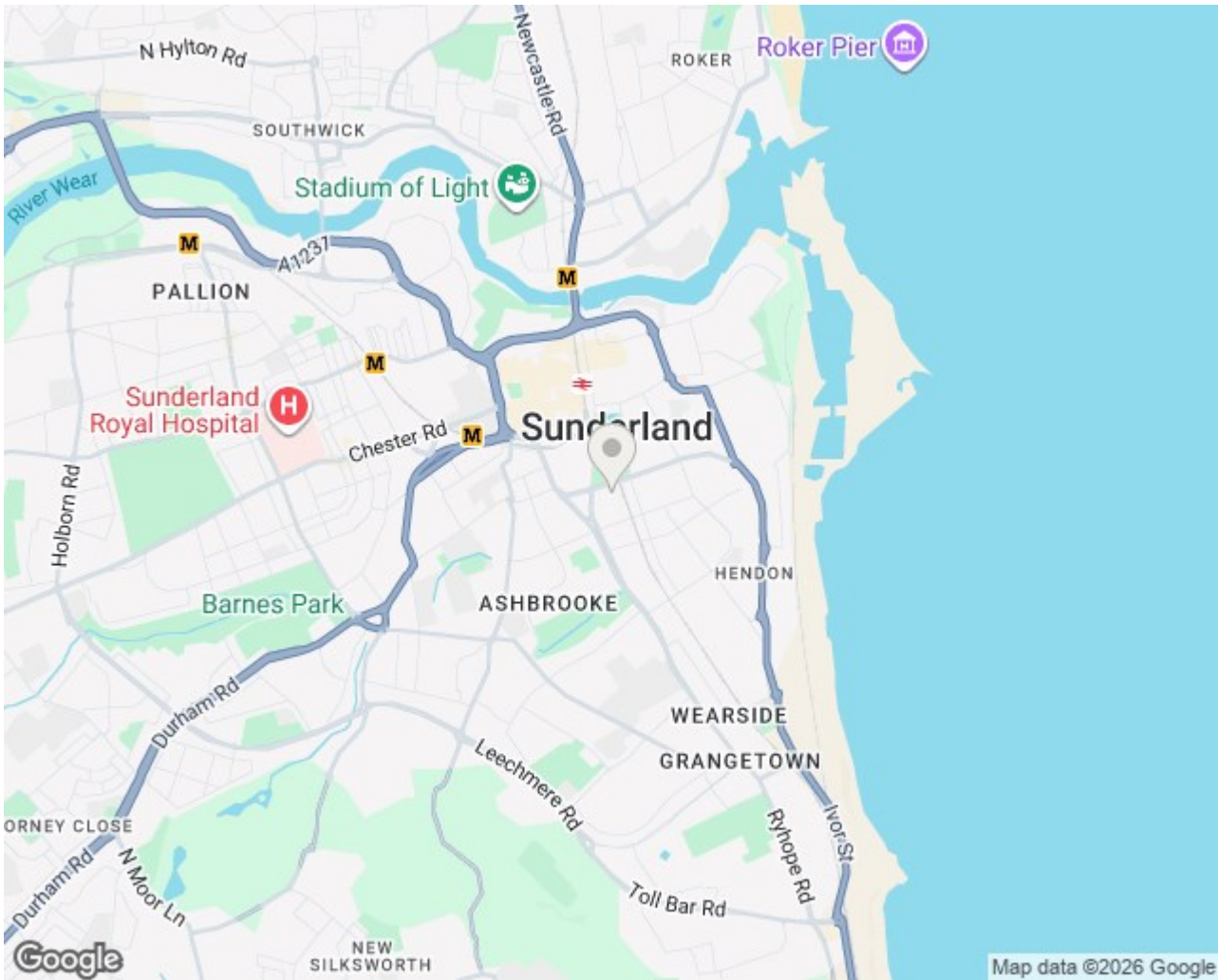
En-Suite
10'9" x 2'6"

Bedroom 2
10'0" x 6'2"

Bedroom 2
6'10" x 4'11"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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	



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

TO LET

BOOK A VIEWING





