



## Hilton Avenue

Scunthorpe, DN15 8BD

£520 Per Calendar Month



This ground floor rental property, ideal for couples or a small family, briefly comprises a neutrally decorated, generously sized lounge, fitted kitchen, two bedrooms and a bathroom. Externally there is a communal garden and an allocated parking space. In addition to this the home benefits from a gas central heating system and double glazing.

This property is centrally located, close to local schools, amenities, bus routes and motorway connections. Viewing advised!



## Lounge

Neutrally decorated, generously sized lounge.

## Kitchen

Fitted kitchen, benefiting from integral oven, hob and extractor fan.

## Bedroom 1

Neutrally decorated bedroom.

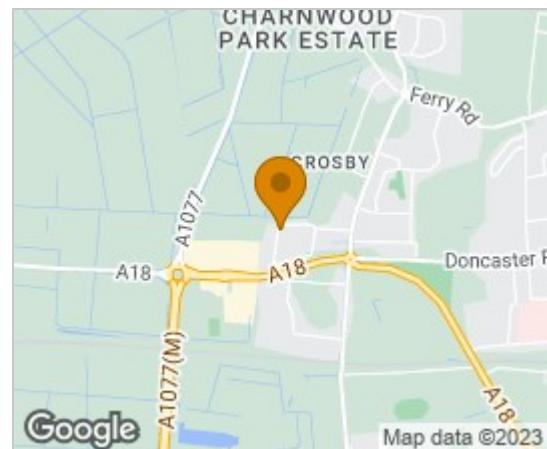
## Bedroom 2

Neutrally decorated bedroom.

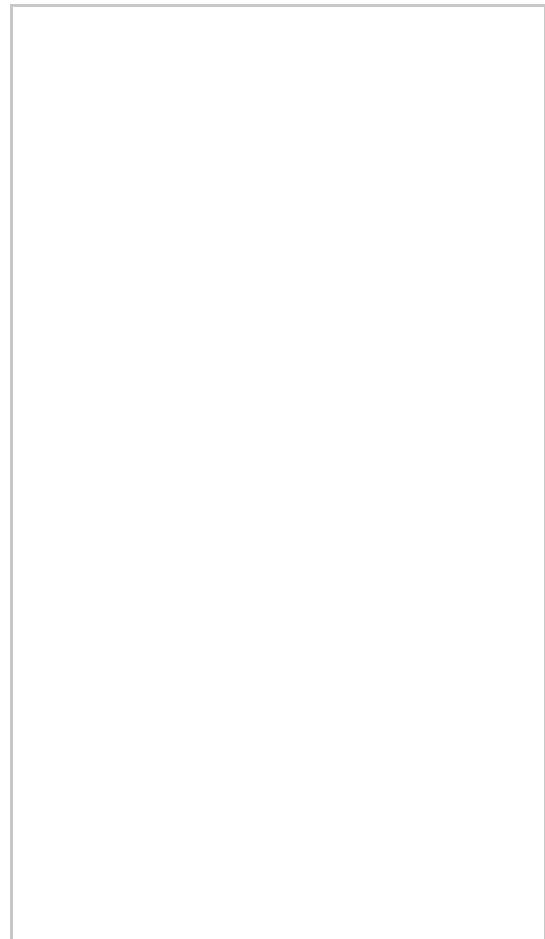
## Bathroom

Bathroom with neutral white suite.

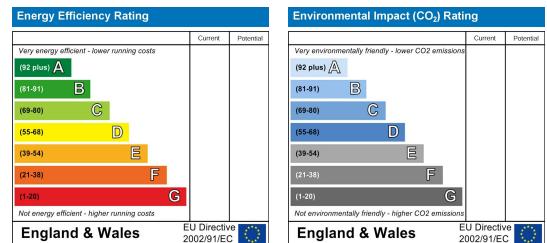
## Area Map



## Floor Plans



## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.

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