



199 Hylton Road, Sunderland, Tyne & Wear, SR4 7YE

£695 Per Month



Key features

- SPACIOUS UPPER FLAT
- TWO BEDROOMS
- SITED ON HIGH STREET
- CLOSE TO TRANSPORT LINKS
- UNFURNISHED
- SPACIOUS
- AVAILABLE NOW
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- BATHROOM WITH STAND ALONE SHOWER



Description

Located on a local high street close to all amenities and Sunderland General Hospital, we offer to rent this spacious two bedroom upper flat. The property is offered on an unfurnished basis and comes with cooking appliances. With the benefit of UPVC double glazing and gas central heating the property is immediately available. The spacious entrance hall leads to the turning staircase where the fitted kitchen and bathroom are located. Turning to the next floor there are two double bedrooms and a lounge with bay window. Ideally located for bus and transport links to the City Centre and access to the A19.



ENTRANCE HALL

KITCHEN

11 5 x 10 7

BATHROOM

10 10 x 5 7

LOUNGE

13 9 x 13 3

BEDROOM ONE

13 9 x 13 8

BEDROOM TWO

10 4 x 7 4

DISCLAIMER LETTINGS

WE REQUIRE

Rent = £695








One month's rent as a damage deposit = £695

To hold this property from other viewings while references are carried out, we require one weeks rent as a holding deposit.

The particulars on these properties are set out as a general guidance for intended for tenants contracts The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

212 High Street
 Gateshead
 Tyne And Wear
 NE8 1AQ
 0191 500 8 500
 info@carousestateagents.com
<https://www.carousestateagents.com>

