



**360 STAVELEY ROAD**  
**HULL**

**£650 PCM**

Contemporary Family Living with Space, Comfort & Convenience

An exceptional opportunity to rent a well-appointed home in a sought-after Hull location, combining modern interiors, versatile living space and a welcoming family-friendly setting.

  
**FRANK HILL & SON**  
*Lettings and Estate Agents*  
established 1924



• Two Bed End Terrace • Large Gardens • Double Bedrooms • Convenient Location • Close to Local Amenities

Situated in a well-established residential area of Hull, Staveley Road presents an excellent opportunity to rent a spacious and well-maintained family home. Offering a thoughtful layout with bright and welcoming living spaces, the property combines comfort, practicality and modern convenience. Ideally located close to a range of local amenities, reputable schools and transport links, this attractive home is perfectly suited to growing families, first-time renters and those seeking a property ready to move straight into.

#### Entrance Hallway

Entering through the UPVC door to the front of the property, you have a laminate hallway and neutral decoration.

#### Living/Dining Room

11'4" x 20'4" (3.47 x 6.20)

The living room has a neutral decor and receives plenty of natural light from the UPVC windows located at the front and rear of the room. It includes a wood effect floor and decorative mantel.

#### Kitchen

9'9" x 8'9" (2.98 x 2.69)

The kitchen is equipped with a variety of base and wall units, a stainless steel sink, a gas cooker, and enough space for a washing machine or dishwasher. The kitchen has lino flooring and partially tiled walls.

#### Utility/Mud Room

12'8" x 5'4" (3.87 x 1.63)

This spacious utility room features tiled flooring, base units, and enough space for a washing machine and tumble dryer. It also has a uPVC door that leads to the back garden

#### Landing

The spacious landing is decorated in a neutral style and has practical storage cupboards.

#### Bathroom

5'8" x 5'5" (1.75 x 1.665)

The bathroom features partially tiled walls and a neutral decor. It has recently been equipped with a new electric shower and bath. Additionally, it includes a washbasin, and radiator.

#### Toilet

5'6" x 2'6" (1.683 x 0.773)

Separate room for the toilet. Partially tiled and wallpaper walls, storage shelf above the toilet

#### Master Bedroom

9'4" x 15'0" (2.85 x 4.59)

The master bedroom has a neutral decor, with grey carpet and walls in neutral colors. There are two UPVC windows at the front of the property, allowing plenty of natural light into the room. Additionally, the master bedroom has a boiler cupboard where the boiler is neatly stored.

#### Bedroom 2

10'11" x 9'5" (3.33 x 2.89)

This double bedroom is situated at the back of the property. It has been decorated in neutral tones and features a grey carpet. The room also has a UPVC window that offers a view of the rear garden.

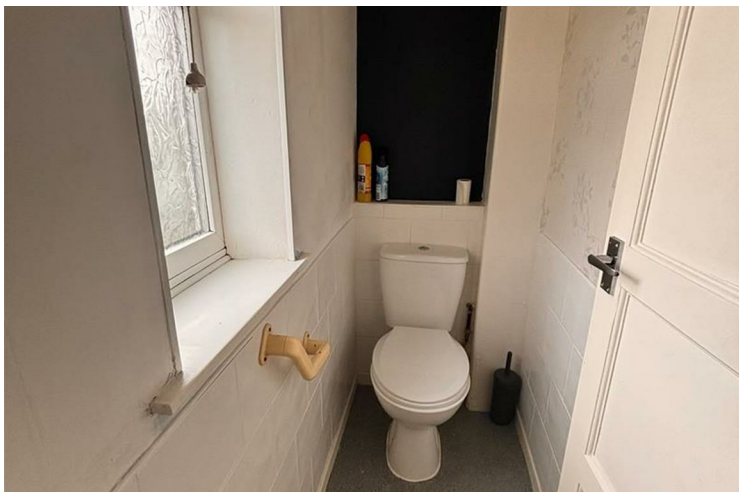
#### Gardens

This property has an enclosed wrap-around garden with off road parking at the back with a stoned driveway.

#### Additional Information

COUNCIL TAX

Band - A



## ENERGY PERFORMANCE CERTIFICATE

EPC rating - C

## SERVICES

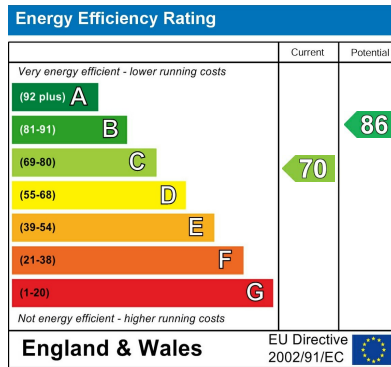
Mains water, electric, and gas

## MISDESCRIPTIONS/MEASUREMENTS

The measurements used in these Particulars are for guidance only. The equipment is susceptible to variations caused by factors such as temperature; variations of +/- 5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

VIEWINGS ORGANISED ONCE A COMPLETED APPLICATION FORM IS RECEIVED





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Main Office  
 18 Market Place  
 Patrington  
 East Yorkshire  
 HU12 0RB

01964 630 531  
 accounts@frankhillandson.co.uk

  
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