



hackett
PROPERTY

Room 1 122 Hylton Road, Nr City Campus SUNDERLAND,
SR4 7XT
■ AVAILABLE 24/06/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

£460 pcm



1 Bathroom



1 Bedroom

PROPERTY FEATURES

- Damage deposit (5 weeks rent) - £520.77
- STUDENTS ONLY
- ONE ROOM IN SHARED FIVE BEDROOM HOUSE

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Sunderland, SR1 1NA

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rightmove

Zoopla

onTheMarket.com



PRS Property Redress Scheme

Available 24/06/2025

ROOM IN SHARED ROOM LUXURY STUDENT HOUSE WITH FIVE BEDROOMS AND FIVE BATHROOMS . BOOK YOUR VIEWING NOW

- Bills and Wifi inclusive (excluding council tax)
- Opposite Metro Station and Super Market
- Located close to University City Campus.
- Furnished five bedroom property
- Double glazing, gas heating, modern specification

STUDENTS ONLY

Council Tax Band A

Damage Deposit £530.77 (5 weeks rent)

Entrance

UPVC entrance door accessed via entrance phone system to each bedroom.

Hallway

Reception hallway providing access to ground and first floor accommodation with radiator and door leading into:

Living Area

3.00m x 3.82m (9' 10" x 12' 6") (at widest) approx

Living room for use by residents and guests with associated brand new furniture and wall mounted flat screen television (to be fitted). Features include telephone point, entrance phone, radiator and door leading to:

Laundry

2.84m x 1.59m (9' 4" x 5' 3") approx

Utility space fitted with base units and stone effect laminated roll top work surfaces over incorporating a stainless steel drainage sink with chrome mono bloc tap fitting, separate storage cupboard, vinyl flooring, freestanding microwave and fridge, washing machine, tumble dryer and radiator.

Bedroom

Great double bedroom with entrance phone, telephone point, television aerial point and radiator. Furnishings include light oak style desk with drawers to side, desk chair, desk lamp, waste paper bin, venetian blind, a large double wardrobe in light oak providing excellent hanging and shelving space and a double bed with headboard.

Shower Room

Ensuite fitted with a white two piece suite including low level WC, pedestal hand basin, separate shower unit with chrome fitting, tiled splash backs, vinyl flooring, extractor to ceiling and ladder radiator.

Landing

First floor landing providing access to first floor accommodation.

Kitchen

3.65m x 1.81m (12' x 5' 11") approx

Kitchen fitted with a comprehensive range of individually locked units to wall and base ideal for student use, finished in a light oak style with brushed steel furniture and with stone effect laminated roll top work surfaces incorporating a stainless steel drainage sink with chrome mono bloc tap fitting and four ring brushed steel electric hob with electric oven and brushed steel filter hood over. Other benefits include vinyl flooring, American style fridge freezer with ice and cold water dispenser and radiator.