



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

£475 pcm



1 Bathroom



1 Bedroom

PROPERTY FEATURES

- Council Tax Band B
- * Bills and Wifi Included - Students must provide exemption for Council tax

12a Frederick Street,
Sunderland, SR1 1NA

01915109950
enquiries@hackettproperty.com
www.hackettproperty.com



AVAILABLE 27/05/2025

- FANTASTIC STUDIO ROOM WITHIN THIS EIGHT BEDROOM HOUSE WITH BILLS INCLUDED

Spacious studio room in eight bedroom house.

* Spacious Studio in house share

* Bills and Wifi Included - Students must provide exemption for Council tax

* Perfect location close to metro, beach, Sunderland University and to city centre

Damage deposit (5 weeks rent) £548.07

Council Tax Band B

EPC RATING D