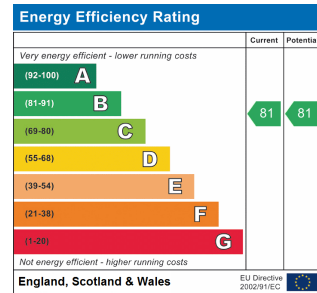




hackett
PROPERTY

4 Stanfield House, Gray Road, Sunderland SR2 8JP

▪ Available from 23rd July 2024



£730 pcm



2 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Damage deposit (5 weeks rent) £842.31
- EPC Rating B
- Council Tax Band B (students must provide an...)

12a Frederick Street,
Sunderland, SR1 1NA

01915109950

enquiries@hackettproperty.com

www.hackettproperty.com



Available from 23rd July 2024

Beautifully presented purpose built modern luxury first floor two bedroom apartment situated within easy access of the City Centre and University City Campus, Modern features include gas fired central heating, double glazing, kitchen appliances and entrance phone. The accommodation briefly comprises; Communal entrance with stairs to first floor, reception hallway, spacious sitting room, fitted kitchen/diner, double bedroom with en-suite shower room/WC, well proportioned single bedroom and bathroom/WC, externally the apartment benefits one allocated parking bay to the front courtyard. Viewing highly recommended.

Damage deposit (5 weeks rent) - £842.31

EPC Rating B

Council Tax Band B (Students must provide exemption)

ground floor

Communal Entrance

With stairs to first floor accessed via entrance phone system leading to;

Reception Hallway

Providing access to the main body of the accommodation with cloak storage cupboard, timber effect laminate flooring, moulded cornice, entrance phone and radiator.

Sitting Room

16' 9" x 10' 10" (5.11m x 3.30m) approximately, Well proportioned and predominantly South facing room with over sized windows, maximising natural light, as a focal point featuring a decorative fire place with coal effect electric fire, marble composite hearth and traditionally styled timber mantle piece. Other benefits include satellite television access point, moulded cornice, telephone point and radiator.

Kitchen

13' x 8' 7" (3.95m x 2.61m) approximately, Fitted with a contemporary range of maple style laminate units to wall and base with brushed steel furniture and timber effect laminated work surfaces incorporating a drainage sink with chrome mono-bloc tap fitting and four ring gas hob with electric oven under and filter over. Other benefits include free standing larder fridge and separate freezer, washing machine, tumble dryer, display shelving, integrated wine rack, spotlighting, splash backs, moulded cornice, ample space for sizeable dining table, timber effect laminate flooring and radiator.

Bedroom One

10' x 10' 8" (3.06m x 3.25m) approximately, Superbly proportioned double bedroom overlooking Southerly elevations, maximising natural light, features include television aerial point, moulded cornice, telephone point, radiator and door into;

En-suite shower room/WC

Fitted with oversized separate shower unit with chrome mains operated shower fitting, white low level WC and pedestal hand basin, part wall tiling, moulded cornice, display shelving, extractor to wall, vinyl flooring and radiator. A window provides further ventilation.

Bedroom Two

8' 4" x 10' 2" (2.54m x 3.09m) approximately, (at widest)
Well proportioned single bedroom with display shelving, moulded cornice and radiator,

Bathroom/WC

Fitted with a white three piece suite with