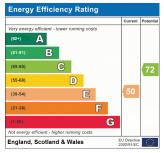


ROOM 5 122 Hylton Road, Nr City CampusSUNDERLAND, SR4 7XT Council Tax Band A









12a Frederick Street. Sunderland, SR1 1NA

01915109950 enquiries@hackettproperty.com www.hackettproperty.com







£460 pcm



🚔 1 Bathroom

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**PROPERTY FEATURES** 

- Bills and Wifi inclusive
- Located close to University City Campus.
- Furnished five bedroom property

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Available 08/07/2025

LUXURY ENSUITE ROOM IN STUDENT HOUSE WITH FIVE BEDROOMS AND FIVE BATHROOMS AVAILABLE BOOK YOUR VIEWING NOW - Short term let available call us to discuss this.

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Damage Deposit £530.76 (5 weeks )

Council Tax Band A

### 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.

## **Shower Room**

Equipped with a white two piece suite including low level WC and pedestal hand basin. Separate shower unit with chrome fitting, tiled splash backs, vinyl floor covering, 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.

### Bedroom

3.09m x 3.59m (10' 2" x 11' 9") approx

Newly furnished fifth double bedroom with entrance phone, television aerial point and telephone point. Included is a light oak style desk with drawers to side, chair, lamp and waste paper bin. Also furnished with a large double wardrobe in light oak providing excellent hanging and shelving space and a double bed with headboard. Venetian blind and radiator.

### **Shower Room**

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







