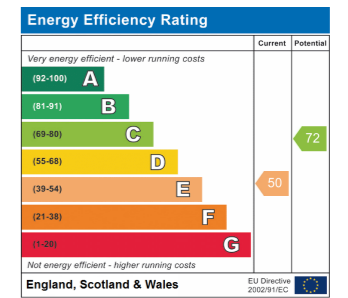




122 Hylton Road, Nr City Campus SUNDERLAND SR4
 7XT
 Deposit Required £2884.61



£2,500 pcm

5 Bathroom

5 Bedrooms

PROPERTY FEATURES

- Council Tax Band A
- Bills and Wifi inclusive
- Located close to University City Campus.

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Council Tax Band A

Deposit Required £2884.61

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

4.20m x 2.64m (13' 9" x 8' 8") (at widest) approx

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.

Bedroom

3.75m x 2.74m (12' 4" x 9') approx

A ground floor double bedroom with entrance phone, television aerial point, telephone point and radiator. Included is a light oak style desk with drawers to side and chair, desk lamp and waste 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 to window.

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

3.74m x 3.10m (12' 3" x 10' 2") (at widest) approx

Third double bedroom with entrance phone, television and telephone points and radiator. Included in the furnishings are a light oak style desk with drawers to side and desk chair, a desk lamp, waste paper bin, large double wardrobe in light oak which provides excellent hanging and shelving space, double bed with headboard and venetian blind to window.

Shower Room

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

Bedroom

4.07m x 2.32m (13' 4" x 7' 7") approx

Fourth double bedroom with entrance phone, telephone point, television aerial point and radiator. Furnishings include a light oak style desk with drawers to side, waste paper bin, desk chair, lamp and venetian blind to window. A large light oak style double wardrobe provides excellent hanging and shelving space and also included is a double bed with headboard.

Shower Room

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

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.