



**4 Church Street, Sutton**  
£495 Per Calendar Month

**OFFERED UNFURNISHED - First Floor Apartment in this fabulous conversion. The property offers well appointed 2 Bedroom accommodation.**

**INTRODUCTION**

This excellent development located at the junction of Church Street and Leads Road offers this very well appointed 2 Bedroom first floor apartment offering exceptional accommodation featuring an open plan Living Room/integrated Kitchen, gas central heating & PVC double glazing. The apartment has bin & storage space in a covered building located across the stunning central courtyard.

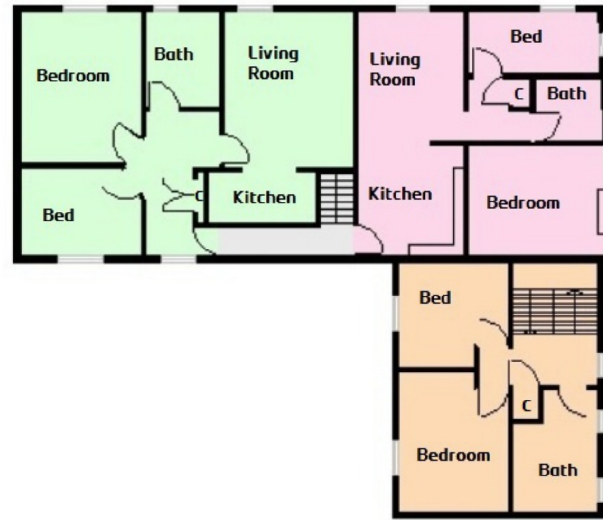
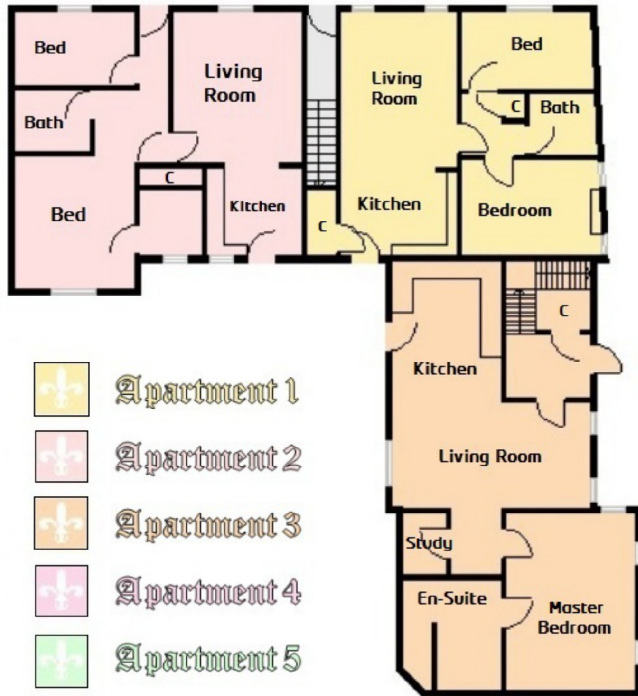
We highly recommend an inspection.

**LOCATION**

The historic village of Sutton lies just inside Kingston upon Hull boundary approximately three and a half miles north east of the city centre. The village has an attractive centre of many local shops and amenities. There are local primary and secondary schools nearby and the village is offered good road access to Hull, Beverley & York.

**ENTRY**

A communal staircase with intercom access and automatic lighting offers access to both first floor apartments.



**LIVING ROOM 12'10 x 11'6 (3.91m x 3.51m)**

This excellent open plan room leads to :

**KITCHEN 10'6 x 9'5 (3.20m x 2.87m)**

An integrated Kitchen featuring integrated stainless steel fronted electric oven, hob unit & extractor hood ; stainless steel sink unit plumbing for washer.

**BEDROOM 1 13'2 max x 9'9 (4.01m max x 2.97m)**

**BEDROOM 2 11'6 x 6'5 (3.51m x 1.96m)**

**BATHROOM 7'4 x 5'10 (2.24m x 1.78m)**

With white suite incorporating panelled bath, pedestal wash hand basin & low flush WC. Extractor fan, radiator.

**COMMUNAL COURTYARD**

**LEASE INFORMATION**

A minimum of 6 months (Assured Shorthold) We will require One Months rental in advance. Bond/Deposit equal to One Months rent Sorry - No smokers or pets accepted. Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance. The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If your application is successful, the holding deposit then forms part payment of your first months rent.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		63	72
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		48	60
	EU Directive 2002/91/EC		

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