



**Hollymount, TS26 0LU**  
**2 Bed - Apartment**  
**£1,250 Per Calendar Month**

**EPC Rating: D**  
**Tenure: Leasehold**  
**Council Tax Band: F**



## Hollymount Hartlepool, TS26 0LU

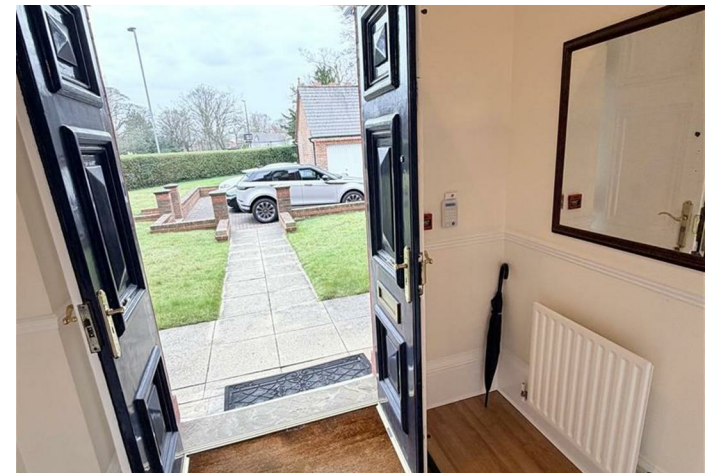
A rare and unique opportunity, we are delighted to offer for rent this exclusive ground floor apartment. AVAILABLE FROM EARLY MAY on an UNFURNISHED basis and set within a prestigious and exclusive development on The Parade. Hollymount is set back behind secure remote controlled gates with video telecom entry system. The apartment benefits from a private garden, parking and garage. Internally is a thoughtful blend of traditional features with high ceilings, deep coving and sash windows, alongside modern upgrades with an impressive kitchen, two bathrooms and guest WC. An internal viewing is essential to appreciate the space on offer, with a layout which briefly comprises: private entrance lobby with double doors opening to a generous entrance hall with ample storage and access to the guest WC, the main reception room includes an attractive fire surround and pleasant views over the communal gardens, whilst an additional reception room offers versatility with scope to be used as a bedroom. The kitchen/diner includes a range of appliances and French doors to a private garden. The hall provides further access to two large bedrooms, bedroom one benefitting from a modern en-suite shower room, whilst bedroom two is served by a bathroom which incorporates a three piece suite. Externally are well cared for communal gardens, it's own private garden which should prove to be low maintenance, parking and garage. A large cellar room is also included as part of the tenancy, with access via the garden. VIEWING RECOMMENDED.

UNFURNISHED

Required Earnings: Tenants £37,500pa; Guarantor, if required £45,000pa

BOND £1,442

(Application is subject to a Holding Fee - please refer to our website for further details)











#### **ENTRANCE LOBBY**

4'11 x 7'11 (1.50m x 2.41m)

Double opening entrance doors with fanlight above, laminate flooring, dado rail, high coved ceiling, single radiator, glazed internal door with matching side screens and fanlight above giving access to the hall.

#### **ENTRANCE HALL**

18'11 x 7'10 (5.77m x 2.39m)

A generous entrance hall with matching laminate flooring, walk-in cloaks cupboard, dado rail, high coved ceiling, radiator with cover included.

#### **GUEST CLOAKROOM/WC**

7'2 x 4' (2.18m x 1.22m)

Fitted with a two piece suite comprising: pedestal wash hand basin with dual taps, low level WC, matching laminate flooring, part tiled walls, extractor fan, single radiator.

#### **FORMAL DRAWING ROOM/RECEPTION ROOM**

16'5 x 20'1 (5.00m x 6.12m)

Beautiful feature fire surround with cast iron interior and gas fire, matching mantle mirror, large bay window to the side aspect, additional two windows to the front aspect, fitted carpet, dado rail, deep coving to ceiling, four double radiators.

#### **INNER HALL**

12'10 x 3'8 (3.91m x 1.12m)

Walk-in broom cupboard, additional storage cupboard, matching laminate flooring, dado rail, high coved ceiling, radiator with cover included.

#### **SECOND RECEPTION ROOM/DINING ROOM**

15'8 x 13'7 (4.78m x 4.14m)

Two 'sash' style windows, fitted carpet, high coved ceiling, double radiator and single radiator, 'Georgian' style doors with matching side screens from the inner hall.

#### **KITCHEN/BREAKFAST ROOM**

13'4 x 18'7 (4.06m x 5.66m)

Fitted with a range of units to base and wall level with complementing work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, integrated fridge and freezer, integrated dishwasher, two sash windows to the rear aspect, double doors to the garden, 'Amtico' style flooring, walk-in utility cupboard with gas central heating boiler and fitted shelving, large double radiator to the dining area, high coved ceiling and inset spotlighting.

#### **BEDROOM ONE**

17'6 x 18'5 (5.33m x 5.61m)

A generous dual aspect master bedroom which offers a high degree of natural light, fitted wardrobes, storage cupboard, carpet, high coved ceiling, two double radiators, access to:

#### **EN-SUITE SHOWER ROOM/WC**

5'10 x 8'9 (1.78m x 2.67m)

Fitted with a modern three piece suite comprising: walk-in shower area with chrome overhead shower, inset wash hand basin with dual taps and vanity cabinet below, close coupled WC, tiling to walls, wall mounted mirror fronted vanity cabinet, window to the rear aspect, inset spotlighting and extractor fan to ceiling, heated towel radiator.

#### **BEDROOM TWO**

15'8 x 18'6 (4.78m x 5.64m)

Large bay window to the front aspect, additional window to the side aspect, fitted wardrobes, carpet, high coved ceiling, three double radiators, access to:

#### **BATHROOM/WC**

8'9 x 5'10 (2.67m x 1.78m)

Fitted with a three piece suite comprising: panelled bath with dual taps and shower over, protective glass shower screen, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, inset spotlighting to the ceiling, heated towel radiator.

#### **EXTERNALLY**

The development is approached by secure remote controlled gates with video telephone entry system and matching personal gate. To the front of the apartment is a block paved courtyard which gives parking for two cars. A SINGLE GARAGE is located in a separate block. To the side of the apartment is a large paved garden which enjoys a sunny position and provides a good degree of privacy, it also has gated access to the front, external power points and garden tap; this leads to a matching paved rear garden with gated access to the side and has steps leading down to a large cellar.

#### **CELLAR**

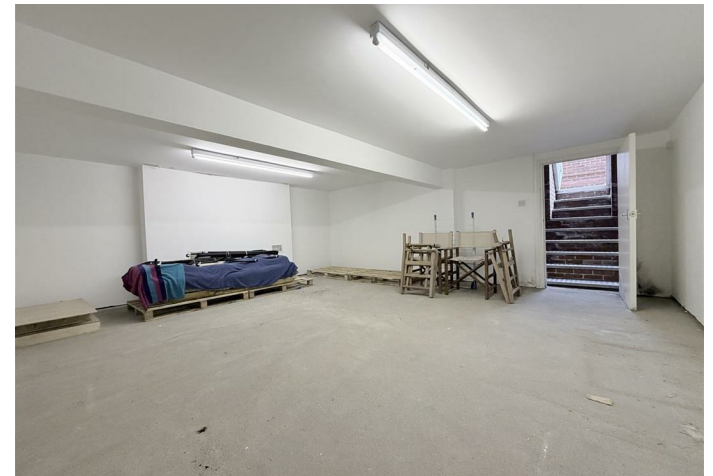
17'8 x 18'3 (5.38m x 5.56m)

Offering a variety of uses, with lighting and power points.

#### **NB**

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the landlord, nor their agent.







For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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