

13 John Street, HU2 8DH  
£477 Per Calendar Month  
Not specified  
£250

Let (Marketing)



Nestled in the tranquil surroundings of John Street, Hull, this bespoke en-suite room offers a perfect blend of comfort and modern living. Ideal for those seeking a peaceful retreat, the property is conveniently located near the renowned Hull New Theatre, providing easy access to cultural events and entertainment.

This thoughtfully designed room features a contemporary en-suite bathroom, complete with a walk-in shower, ensuring a private and refreshing space for your daily routines. The shared kitchen area is spacious and well-equipped with ample appliances, making it an excellent environment for cooking and socialising with fellow residents.

Whether you are a student, a young professional, or simply looking for a comfortable place to call home, this room to rent presents an excellent opportunity. The quiet square enhances the appeal, offering a serene atmosphere while still being close to the vibrant life of Hull.

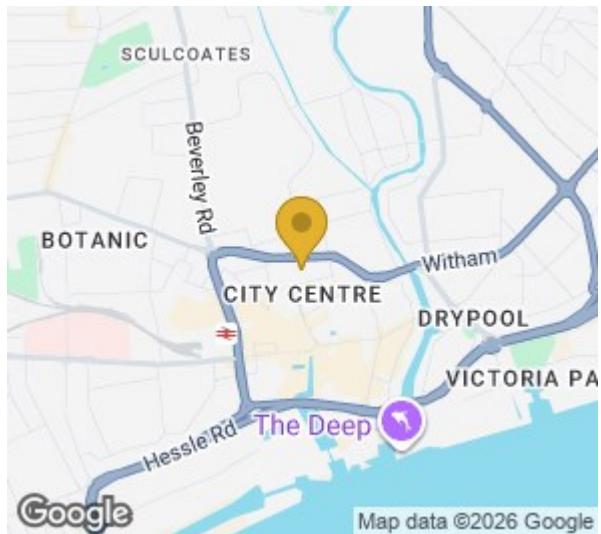
Do not miss the chance to secure this delightful accommodation in a prime location.

#### VIEWING

To arrange a viewing on this property or require further information please contact one of our team on 01482 342445



13 John Street, Hull HU2 8DH  
 Key  
 Fp: Fire alarm control panel  
 Sd: Smoke detector  
 Fd: Fire door  
 G: Break glass call point  
 Hd: Heat detector  
 Fe: Fire extinguisher  
 As: Alarm sounder  
 El: Emergency light  
 Fb: Fire blanket  
 Whb: Wash hand basin  
 Sh: Shower  
 Ba: Bath  
 Wc: WC  
 Ks: Kitchen Sink  
 Co: Cooker  
 Ho: Hob



**TOTAL: 193 m<sup>2</sup>**  
 FLOOR 1: 80 m<sup>2</sup>, FLOOR 2: 31 m<sup>2</sup>, FLOOR 3: 52 m<sup>2</sup>, FLOOR 4: 30 m<sup>2</sup>  
 EXCLUDED AREAS: LOW CEILING: 6 m<sup>2</sup>  
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	50	59
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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