



Four Bed Student House
Royce Road, Hulme

£1,650 Per Month
Available 07.09.2021

Royce Road, Hulme, Manchester, M15 5LA
£1,650 Per Month

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ZERO DEPOSIT AVAILABLE. A three storey, double bedrooms house including WiFi, Sky TV and a gardener in the rent it has also had a brand new bathroom and en suite fitted. The property benefits from two off road parking spaces, Juliette balcony, utility room and separate living room and kitchen.

The property has four double bedrooms all fully furnished spread across the three floors. A fully fitted kitchen on the ground floor and a utility room with access to the back yard area. On the first floor there is a spacious living room with a Juliette balcony. There is one main bathroom, a toilet on the ground floor and an en-suite which can be accessed from the forth bedroom. The rent includes Sky WiFi, Sky TV and gardener.

This property is in perfect location for any student as Birley Fields Campus is under half a mile walk. It is close to the large ASDA superstore, local corner shops and cafes. Parking is included for two cars at the back of the property. There is also a regular gardener to maintain the front and back gardens.



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Whilst we endeavour to ensure the accuracy of property details, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. Neither have we had sight of legal documents to verify Planning Permission or the Freehold or Leasehold status of any property. Buyers are advised to obtain verification from their solicitor and/or surveyor. Items shown in photographs are not included; they may be available by separate negotiation. Although we try to ensure the accuracy of measurements, we recommend if potential purchasers require accurate measurements to order flooring, or to ensure existing furniture will fit, they should take their own measurements.



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- **STUDENT LET FOR THE NEXT ACADEMIC YEAR**
- **ZERO DEPOSIT AVAILABLE**
- **Three storey house**
- **Fully furnished**
- **Parking for two cars**
- **Double rooms**
- **Separate living area and kitchen**
- **WiFi and TV included**
- **EPC Rating C**
- **Managed by homes4u**



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