

ANTHONY JAMES

SALES - LETTINGS - AUCTIONS



LARGE 4 BEDROOM PROPERTY

RECENTLY RUFURBISHED

NEW BOILER

VERY CLOSE TO SUNDERLAND ROYAL HOSPITAL

NEW FLOORING & DECOR THROUGHOUT

MODERN KITCHEN & BATHROOM



Rosslyn Street, Millfield

Sunderland, SR4 7DH

Monthly Rental Of

£895.00



ACCOMMODATION

Lounge 17' 9" x 13' 9" (5.4m x 4.2m)

Bedroom 1 13' 9" x 13' 1" (4.2m x 4.0m)

Bedroom 2 12' 10" x 11' 10" (3.9m x 3.6m)

Bedroom 4 11' 6" x 6' 11" (3.5m x 2.1m)

Kitchen 15' 5" x 7' 10" (4.7m x 2.4m)

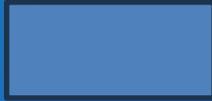
Bathroom 5' 11" x 7' 3" (1.8m x 2.2m)

Bedroom 3 8' 6" x 6' 11" (2.6m x 2.1m)

Entrance Hall 13' 1" x 3' 3" (4.0m x 1.0m)



Energy performance certificate (EPC)

	Energy rating	Valid until:	10 June 2034
	D	Certificate number:	4907-8514-7002-0096-4006

Property type Mid-terrace house

Total floor area 121 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).