



## Te Huur

Ypersestraat 2 .  
2587 AW Den Haag

Herenhuis, Hoekwoning 310m<sup>2</sup>

**Vraagprijs € 3.250 p.m. ex.**

<b>Vraagprijs</b>	€ 3.250 p.m. ex.
<b>Status</b>	Verhuurd
<b>Beschikbaar per</b>	in overleg
<b>Soort woonhuis</b>	Herenhuis, Hoekwoning
<b>Soort bouw</b>	Bestaande bouw
<b>Bouwjaar</b>	1927
<b>Onderhoud</b>	Goed
<b>Onderhoud buiten</b>	Goed
<b>Oppervlakte</b>	310m <sup>2</sup>
<b>Inhoud</b>	1025m <sup>3</sup>
<b>Aantal kamers</b>	1
<b>Verdiepingen</b>	1
<b>Voorzieningen</b>	Buitenzonwering, TV-Kabel
<b>Isolatie</b>	Dakisolatie, Dubbel glas
<b>Warm water</b>	C.V.-ketel
<b>Verwarming</b>	C.V.-ketel, Open haard
<b>Ketel</b>	Nefit Vasto Excellent (Eigendom)

Ypersestraat 2 Den Haag, Belgisch Park

Spacious semi detached villa with garage on a parcel of appr. 330 m2.

The location is ideal: close to the shops and restaurants at Gentsestraat and Scheveningen, international schools (eg Lycee Francais, Deutsche Schule), international organizations and of course the Westbroekpark. Biking distance to both the shops at Frederik Hendriklaan and the beach and harbour at Scheveningen. Public transport and exit roads nearby.

**Layout:**

Front garden, entrance, vestibule finished with marble, spacious square hallway with impressive staircase and imposing mantle piece, toilet with wash basin, modern eat-in kitchen with several built-in appliances, granite floor and fixed cupboard, access to the basement which is divided into several compartments, classic living/dining room ensuite (appr. 14.00 x 4.50 m) with open fire place, beautiful sliding separation, original parquet floor, bay windows at the front and double doors to the back garden with back door to the Brugsestraat, sliding doors with leaded glass to the side room at the front (appr. 4.50 x 3.00 m, also accessible from the hallway).

**1st floor:**

Spacious square landing with toilet, side room (appr. 4.50 x 3.00 m) at the front with balcony, very spacious bedroom at the front (appr. 6.00 x 4.50 m) with fire place (gas) and balcony, also very spacious master bedroom at the back (appr. 6.00 x 4.50) with balcony and modern bathroom with double wash basin, spacious shower, bath and toilet.

**2nd floor:**

Spacious square landing, toilet, to laundry converted room with balcony, back bedroom (appr. 4.50 x 5.00 m) with built-in cupboard, second spacious bathroom with bath, separate shower and double wash basin, bedroom at the front (appr. 4.50 x 4.00 m), separate storage room, stairs to very nice play or bedroom in the attic.

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