



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **3 Albert Avenue, Wellsted Street, Hull, HU3 3AP**

### **£625**

TWO BED  
AVAILABLE NOW  
ON STREET PARKING

Available now this two bed home, Spacious lounge/dining area, kitchen and back door leading to the rear yard to the ground floor, To the first floor two double bedrooms and a family bathroom. located off Hessle Road nestled down a private terrace with local shop.

Property is unfurnished.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**

There is a one week holding deposit on the property of £140 which is refunded following successful referencing. Deposit is one months rent in advance and so full cost following successful referencing for the property would be £1,250.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>10</b>	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(02 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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