



SYMONDS + GREENHAM

Estate and Letting Agents



121 Reynoldson Street, Hull, East Yorkshire HU5 3BJ

£725

AVAILABLE NOW
TWO BEDROOM, END TERRACED PROPERTY
CALL NOW TO VIEW!

The property is situated off the popular Newland Avenue, close to local amenities, well regarded schools and an array of restaurants and coffee shops. The property is arranged over two floors and briefly comprises entrance hall, living room/diner, kitchen, two bedrooms, family bathroom and south facing rear garden.

There is a one week holding deposit on the property of £160 which is refunded following successful referencing.
Deposit is 4 weeks rent in advance and so full cost following successful referencing for the property would be £1450.00.

Council Tax band A.
EPC - C
CALL NOW!

GROUND FLOOR

LIVING ROOM/DINER

24'8 max x 12'2 max (7.52m max x 3.71m max)

with fire place and surround and door to...

KITCHEN

11'3 max x 8'2 max (3.43m max x 2.49m max)

with a range of eye level and base level unite with complimenting work surfaces, electric cooker and gas hob with over head extractor fan, plumbing for automatic washing machine and door to rear garden

FIRST FLOOR

BEDROOM 1

12'2 max x 11'11 max (3.71m max x 3.63m max)

BEDROOM 2

9'3 max x 7'4 max (2.82m max x 2.24m max)

BATHROOM

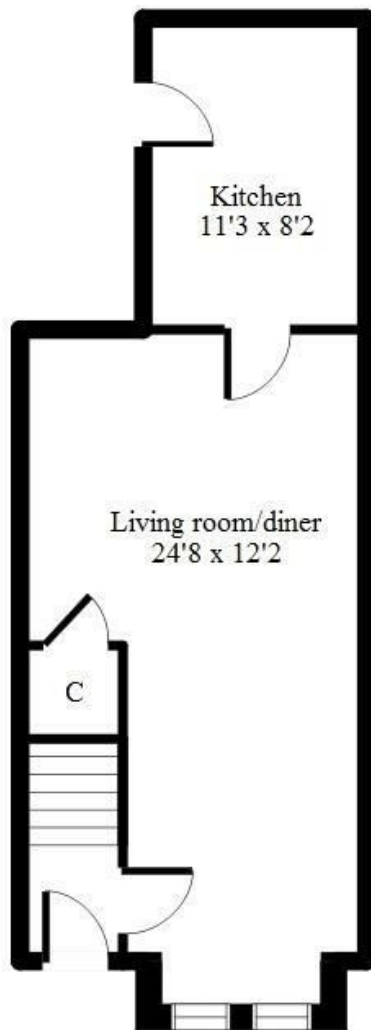
with low level WC, pedestal hand basin, bath with over head shower attachment, storage cupboard, tiled to splash back area's

OUTSIDE

The front of the property is concreted enclosed by a timber fencing.

The rear garden is south facing and is partially laid to lawn and partially laid to gravel with some low maintenance shrubbery and a timber shed, enclosed by timber fencing.





Ground floor



First floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		56
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Current	Potential	
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	82	
(81-91) B		
(69-80) C	52	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

