



SYMONDS + GREENHAM

Estate and Letting Agents



13 Loveridge Avenue, Hull, East Yorkshire HU5 4DZ

£895

AVAILABLE NOW - THREE BED END OF TERRACE - POPULAR HU5 LOCATION - OFF STREET PARKING.

Symonds and Greenham are delighted to bring to the rental market this lovely three bed end terraced family home. Situated on Loveridge Avenue HU5, this property is ideally located for local amenities, supermarkets, cafes, bars and restaurants. This property is perfect for a family, comprising of a lounge and separate diner also a kitchen leading out to the rear garden exceptional space and excellent natural light. Upstairs you will find three bedrooms and a family bathroom. Outside there's a large rear garden.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

There is a one week holding deposit on the property of £205 which is refunded following successful referencing.

Full cost following successful referencing for the property would be £1790.

PLEASE NOTE - An affordable working guarantor will be requested from all applicants.

Council Tax Band - B
EPC - D

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor

DINING ROOM

16'7 max x 11'7 max (5.05m max x 3.53m max)

with French doors to the lounge and door to the kitchen

LOUNGE

14'2 max x 11'6 max (4.32m max x 3.51m max)

KITCHEN

8'0 max x 17'0 max (2.44m max x 5.18m max)

With a range of eye level and base level units with complimenting work surfaces, sink and drainer unit, electric oven, gas hob with overhead extractor fan, integrated dishwasher, space for fridge freezer, plumbing for washing machine, space for tumble dryer, door to the rear garden and downstairs WC

DOWNSTAIRS WC

A convenient downstairs toilet with low-level WC and corner handbasin unit



FIRST FLOOR

LANDING

BEDROOM ONE

14'2 max x 10'8 max (4.32m max x 3.25m max)

An excellent sized double bedroom

BEDROOM TWO

11'6 max x 8'8 max (3.51m max x 2.64m max)

A second good sized double bedroom

BEDROOM THREE

8'6 max x 7'6 max (2.59m max x 2.29m max)

BATHROOM

A modern bathroom with low level WC, pedestal hand basin, heated towel rail, panelled bath with overhead shower attachment and tiles to splashback areas

OUTSIDE

The generous south facing rear garden is quite the sun trap and the perfect place to relax or entertain guests throughout the summer.

It is mainly laid to raise decking and enclosed by timber fencing with a wooden shed to the rear and a sun area next to the kitchen that is excellent for storage, there's also a concrete standing providing off street parking

The front of the property benefits from a gravel driveway and dropped curb providing off street parking for two vehicles

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX BAND

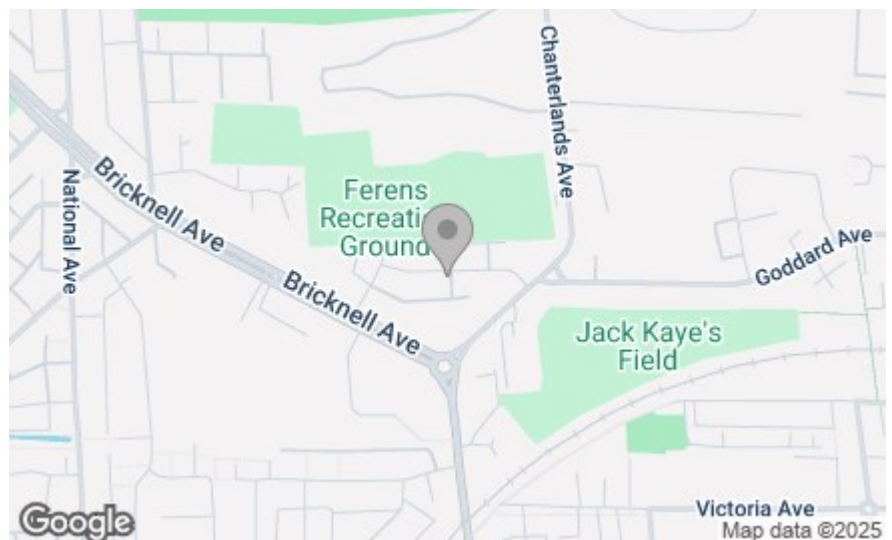
Symonds + Greenham have been informed that this property is in Council Tax Band B

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		