

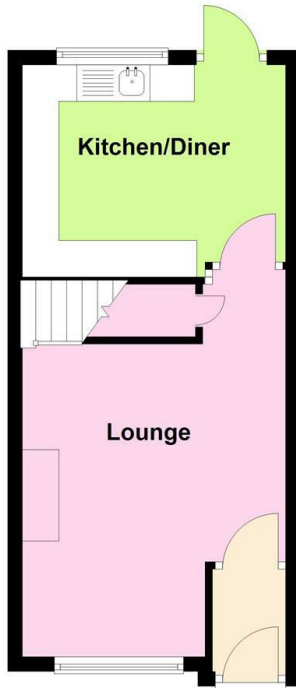


31 Lindengate Avenue, Hull, HU7 0EA

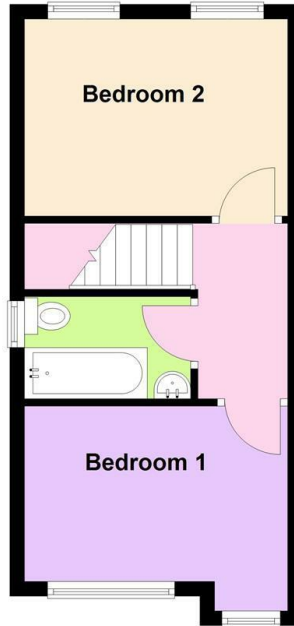
£134,950

- Extremely Popular East Hull Location
- Modern Fitted Kitchen with Appliances
- Low Maintenance Gardens Front & Rear
- Easy Access to City Centre
- Contemporary Bathroom Suite
- Well Regarded Schools Nearby
- Immaculately Presented Throughout
- Off Street Parking with Garage
- Gas Central Heating & Double Glazing

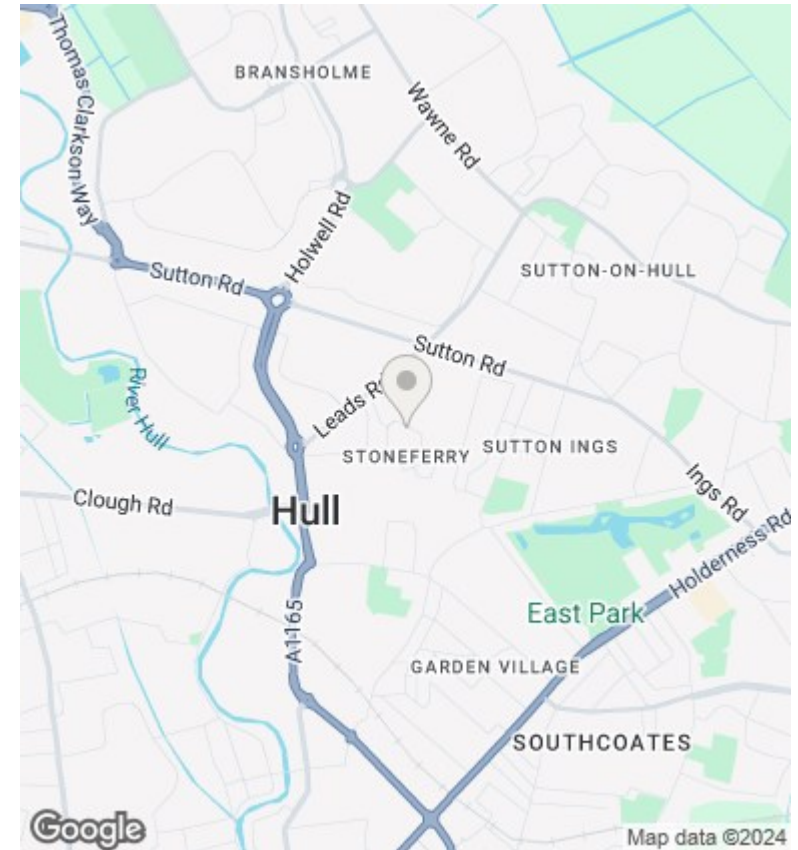
Ground Floor
Approx. 26.3 sq. metres (283.6 sq. feet)



First Floor
Approx. 27.4 sq. metres (295.2 sq. feet)



Total area: approx. 53.8 sq. metres (578.8 sq. feet)



Directions

Viewings

Viewings by arrangement only.
Call 01482307007 to make an appointment.

Council Tax Band

B

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	73	
(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	