



## 31 Lindengate Avenue, Hull, HU7 0EA

£650 PCM

- Extremely Popular East Hull Location
- Modern Fitted Kitchen with Appliances
- Low Maintenance Gardens Front & Rear
- Tastefully Decorated Throughout
- 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

## Directions

## Viewings

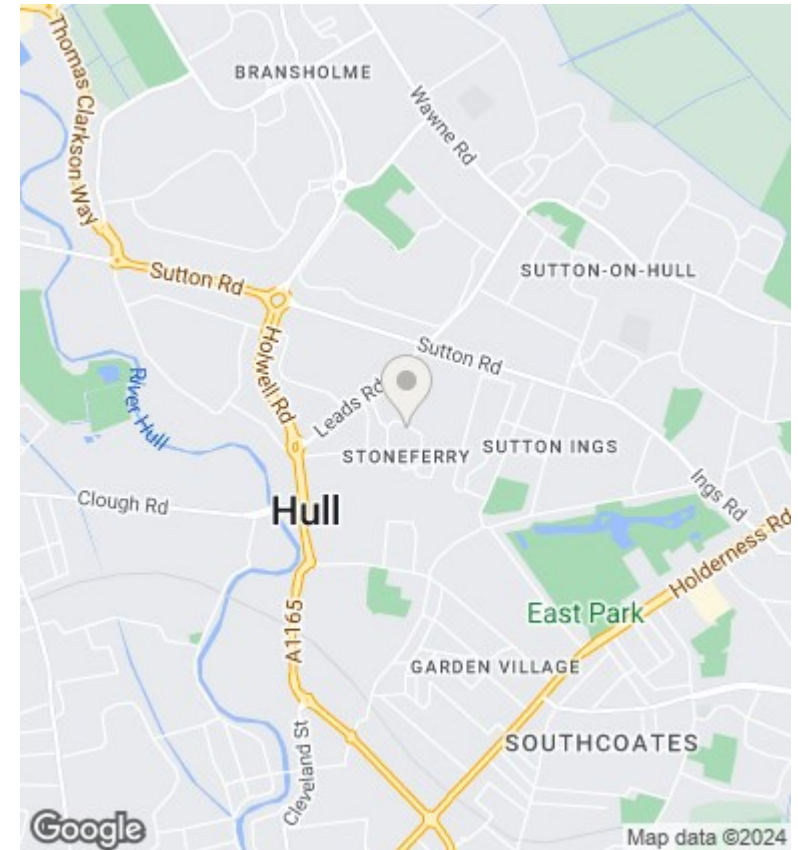
Viewings by arrangement only. Call 01482 307007 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>73</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	