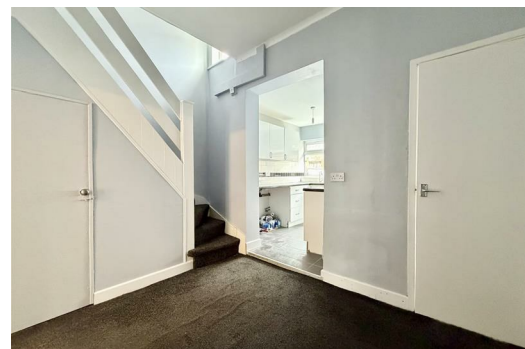




SYMONDS + GREENHAM

Estate and Letting Agents



6 Park Avenue Gloucester Street, Hull, HU4 6PX £625

Nestled on Park Avenue off Gloucester Street in Hull, this charming mid-terraced house presents an excellent opportunity for those seeking a comfortable and convenient living space. Recently redecorated, the property boasts a fresh and inviting atmosphere, making it an ideal choice for a single occupier or a couple.

Upon entering, you are welcomed into a spacious lounge that flows seamlessly into a dining room, creating a perfect setting for both relaxation and entertaining. The well-appointed kitchen is situated conveniently on the ground floor, alongside a bathroom that caters to all your needs.

The first floor features two generously sized double bedrooms, providing ample space for rest and personalisation. This home is designed to offer both comfort and functionality, ensuring a pleasant living experience.

Located near the bustling Hessle Road area, residents will benefit from a variety of shops, supermarkets, and excellent travel routes, making daily errands and commutes a breeze.

This delightful property is not to be missed. Call now to arrange a viewing and discover the potential of this lovely home.

There is a one week holding deposit on the property of £145 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 £1250.

COUNCIL TAX BAND

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

EPC RATING

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		

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		

