



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **7 14th Avenue, Hull, Yorkshire HU6 9JB** **£750 Per month**

RECENTLY REFURBISHED THREE BEDROOM SEMI - OFF STREET PARKING - LARGE CORNER PLOT

AVAILABLE NOW!

Situated on 14th Avenue, this property is ideally located for a range of local amenities, cafes, bars and restaurants as well as supermarkets. Occupying a corner plot, the home benefits from fantastic space to the front, a side drive with parking for at least two cars and a generous rear garden. Inside the home has recently undergone a refurbishment including a new kitchen and bathroom and delivers great space throughout. The home briefly comprises lounge, kitchen and shower room downstairs, with three well sized bedrooms upstairs.

There is a one week holding deposit on the property of £175 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 £1500.

Council Tax Band A

EPC -D

## GROUND FLOOR

### LIVING ROOM

12'08 x 11'04 max (3.86m x 3.45m max)

A brilliant family room with a bay window.

### KITCHEN

17'08 x 8'02 max (5.38m x 2.49m max)

Range of eye level and base level units with complimenting work surfaces, space for an oven, a stainless steel sink and drainer unit, plumbing for a washing machine, space for a fridge freezer and a door leading outside.

### SHOWER ROOM

With a shower cubicle, a low level WC, a pedestal hand basin and floor to ceiling tiles.

## FIRST FLOOR

### BEDROOM 1

14'01 x 9'10 max (4.29m x 3.00m max)

A fantastic double room with plenty of storage space.

### BEDROOM 2

11'04 x 8'11 max (3.45m x 2.72m max)

Another excellent room.

### BEDROOM 3

8'04 x 8'00 max (2.54m x 2.44m max)

### OUTSIDE

The property benefits from a side drive with plenty of parking space, to the rear is a large corner plot garden mainly laid to lawn.

### CENTRAL HEATING

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

### DOUBLE GLAZING

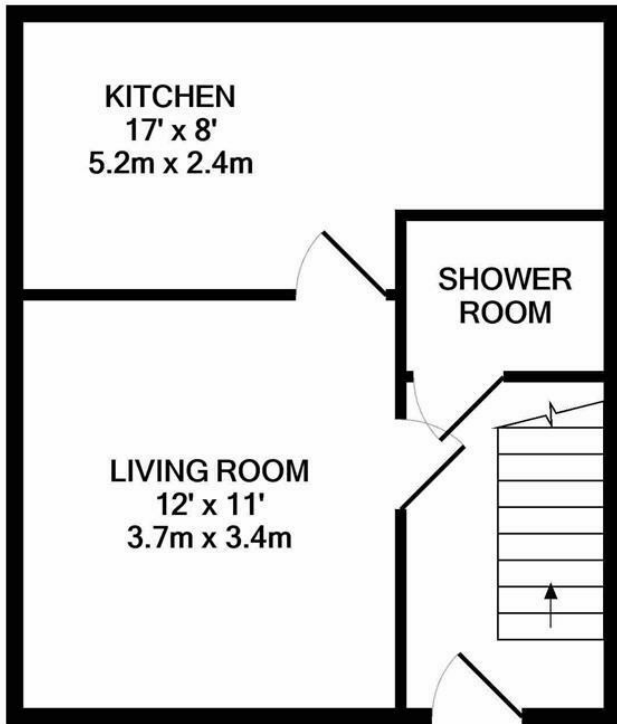
The property has the benefit of double glazing.

### DISCLAIMER

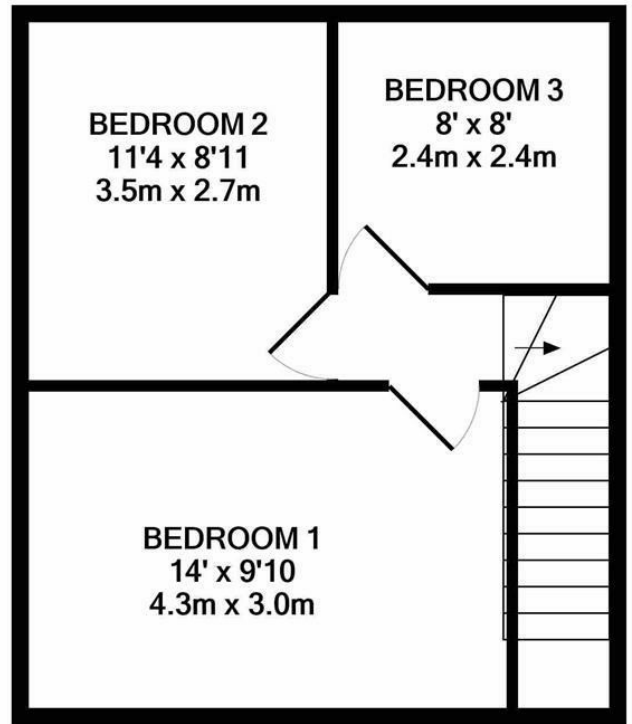
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### VIEWINGS

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 340 SQ.FT.  
(31.6 SQ.M.)

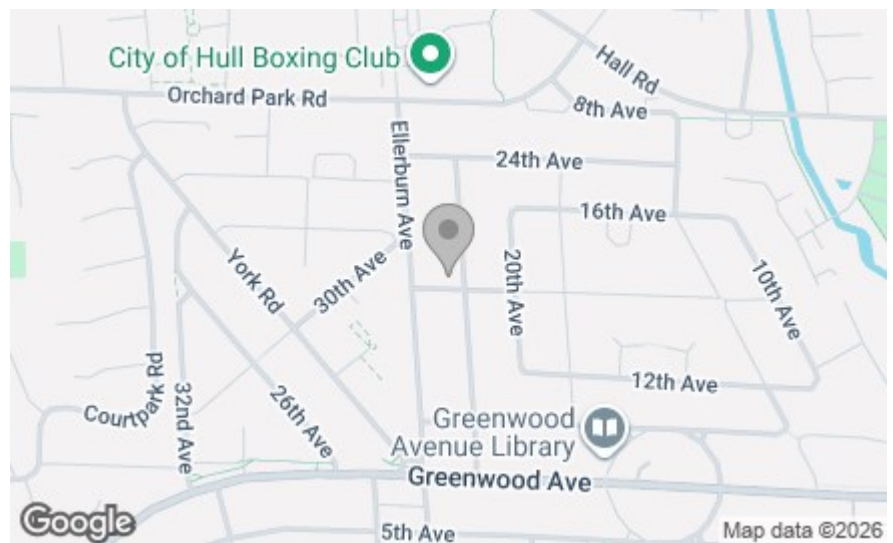


1ST FLOOR  
APPROX. FLOOR  
AREA 340 SQ.FT.  
(31.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 681 SQ.FT. (63.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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	
63	70
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC