



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **24 Cholmley Street, Hull, HU3 3DW**

### **£875**

Welcome to this charming mid-terraced house located on Cholmley Street in Hull. This delightful property is ideally situated just off Anlaby Road, providing easy access to well-regarded schools, local amenities, and the vibrant St Andrews Quay. With excellent transport links to Hull city centre, this home is perfect for those who appreciate convenience and community.

As you enter, you will find a spacious layout that is perfect for family living. The ground floor boasts three generous reception rooms, offering ample space for relaxation, entertainment, or even a home office. The large kitchen is well-equipped and provides a wonderful area for family meals and gatherings.

Moving to the first floor, you will discover four well-proportioned bedrooms, each offering a comfortable retreat for family members or guests. The family bathroom is conveniently located to serve the needs of the household.

This property is an excellent choice for a large family seeking a home that combines space, comfort, and a prime location. With its blend of traditional charm and modern convenience, this house is ready to welcome its new occupiers. Don't miss the opportunity to make this lovely home your own.

There is a one week holding deposit on the property of £200 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 £1750.

#### **COUNCIL TAX BAND**

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

#### **EPC RATING**

The EPC rating is D.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(02 plus) <b>A</b>		
(81-91) <b>B</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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

