



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **69 Mayland Avenue, Hull, HU5 5JA**

### **£750**

REFURBISHED TO A VERY HIGH STANDARD- TWO WELL-PROPORTIONED BEDROOMS WITH SPACIOUS LIVING AREA - LARGE GARDEN AND PRIVATE OFF STREET PARKING - IN A VIBRANT LOCATION WITH AMENITIES NEARBY

Nestled on Mayland Avenue in the vibrant HU5 area of Hull, this end terrace house presents an excellent family rental home. The property features two well-proportioned bedrooms and a comfortable reception room, brand new bathroom and kitchen providing ample space for relaxation and entertaining, the garden offers a delightful outdoor area, perfect for enjoying the fresh air or cultivating your own green oasis. Additionally, the property includes off street parking, a private parking space, a valuable asset in this bustling area.

Situated close to local amenities, you will find everything you need within easy reach, from shops and cafes to parks and schools.

There is a one week holding deposit on the property of £180 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.

## **LOUNGE**

*12'11 x 10'9 max (3.94m x 3.28m max)*

## **KITCHEN**

*13'11 x 7'1 max (4.24m x 2.16m max)*

With base to eye level units, work top surfaces, sink and draining unit, space for fridge, space for freezer, space for oven, space for washer, door leading to rear garden

## **BEDROOM ONE**

*13'11 x 11'9 max (4.24m x 3.58m max)*

## **BEDROOM TWO**

*8'10 x 8'2 max (2.69m x 2.49m max)*

## **BATHROOM**

Featuring a panelled bath with overhead shower attachment, low level w/c, pedestal sink, tiled to splash back areas

## **OUTSIDE**

Front of the property features a paved path leading to the property with a small front laid to lawn garden. Rear garden is laid to lawn with parking space

## **CENTRAL HEATING**

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

## **COUNCIL TAX BAND**

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

## **DOUBLE GLAZING**

The property has the benefit of double glazing.

## **TENURE**

Symonds + Greenham have been informed that this property is Freehold

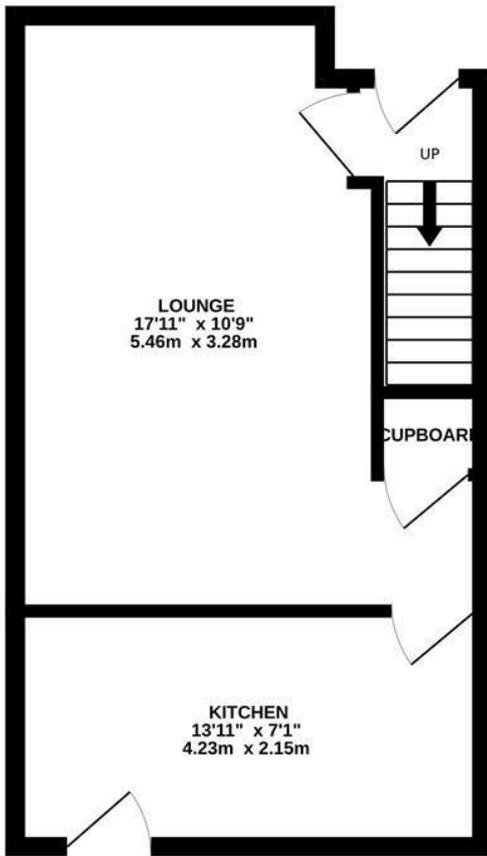
## **DISCLAIMER**

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.

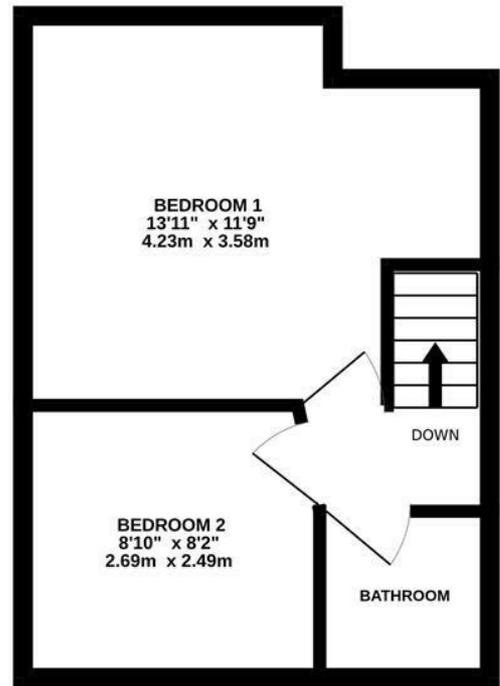
## **VIEWINGS**

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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) <b>A</b>                          | <b>91</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 |

