



SYMONDS + GREENHAM

Estate and Letting Agents



34 22Nd Avenue, Hull, HU6 9LR

£700

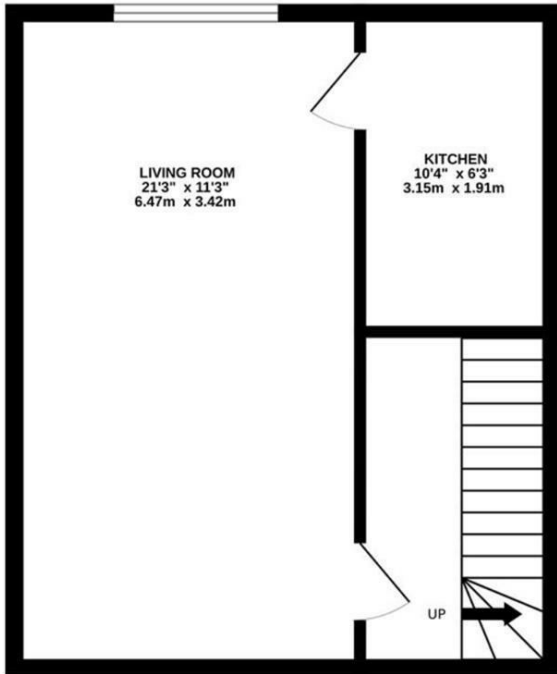
AVAILABLE NOW
TWO BED
END TERRACE
PRIVATE DRIVE
BEAUTIFUL REAR GARDEN

Nestled in the charming area of 22nd Avenue, Hull, this delightful end terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals looking for extra space.

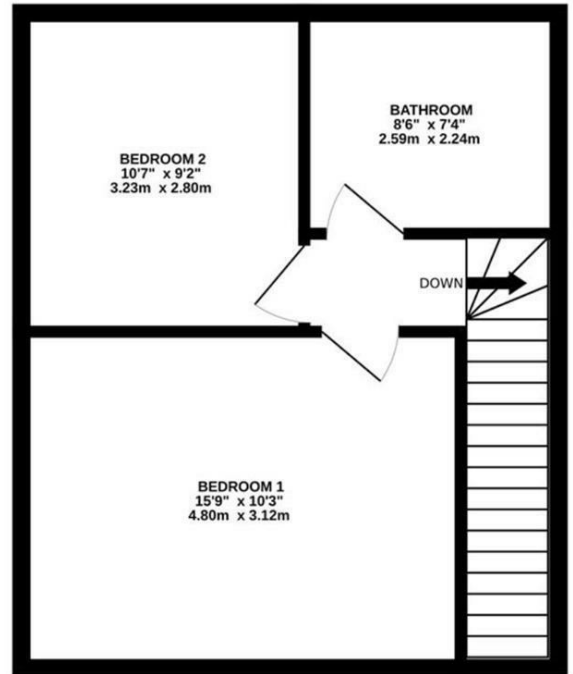
Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining guests. The layout flows seamlessly, providing a sense of openness and light throughout the living areas.

The property boasts a well-appointed showerroom, ensuring convenience for daily routines. The kitchen, while not specified, is typically a focal point in homes of this nature, offering ample space for culinary pursuits and family

GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		70	
(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	

