



SYMONDS + GREENHAM

Estate and Letting Agents



72 Welbeck Street, Hull, East Yorkshire HU5 3SQ

£595

AVAILABLE NOW!
POPULAR DUKERIES LOCATION

The property is situated on the "Dukeries" close to well regarded schools and both Princes Avenue, which is home to restaurants and bars and Charterlands Avenue which has a host of local amenities. Internally the property boasts a living room, a dining room, a modern kitchen, three double bedrooms and a family bathroom.

There is a one week holding deposit on the property of £135 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 £1190.

Council Tax Band - A

EPC rating - C

CALL NOW TO ARRANGE A VIEWING!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor, door to dining room and door to...

LIVING ROOM

13' max x 10'8 max (3.96m max x 3.25m max)



DINING ROOM

11'11 max x 10'9 max (3.63m max x 3.28m max)

with under-stairs cupboard and door to...



KITCHEN

9'5 max x 7'11 max (2.87m max x 2.41m max)

with a range of eye level and base level units with complimenting work surfaces, stainless steel sink and drainer unit, electric cooker, electric hob with over head extractor fan, integrated fridge, plumbing for washing machine and door to...



REAR LOBBY

with door to rear yard and door to...

BATHROOM

9'5 max x 8' max (2.87m max x 2.44m max)

with low level WC, pedestal hand basin, panelled bath, shower cubicle with over head shower, heated towel rail, tiled to splash back areas.



FIRST FLOOR

BEDROOM 1

14' max x 10'11 max (4.27m max x 3.33m max)

BEDROOM 2

12' max x 8'8 max (3.66m max x 2.64m max)



BEDROOM 3

9'5 max x 8' max (2.87m max x 2.44m max)



OUTSIDE

The property benefits from a rear yard with a timber shed.

CENTRAL HEATING

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

DOUBLE GLAZING

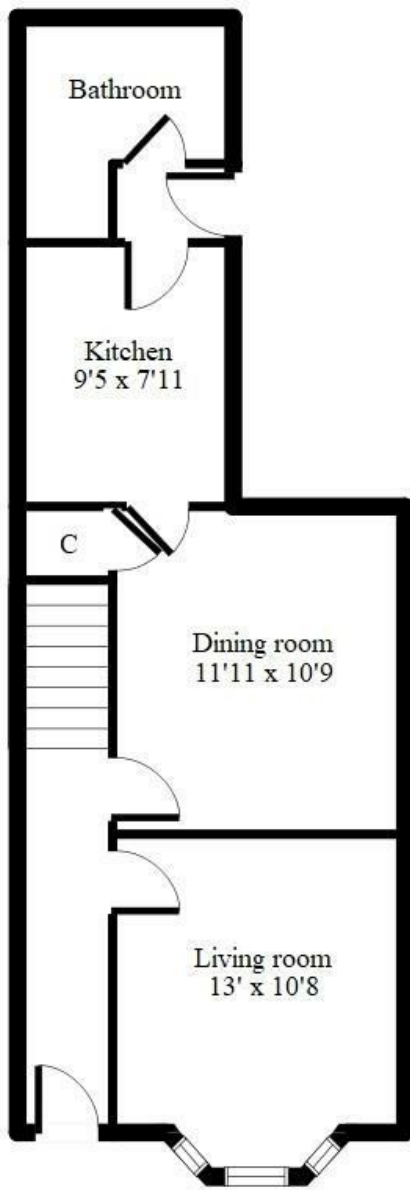
The property has the benefit of double glazing.

DISCLAIMER

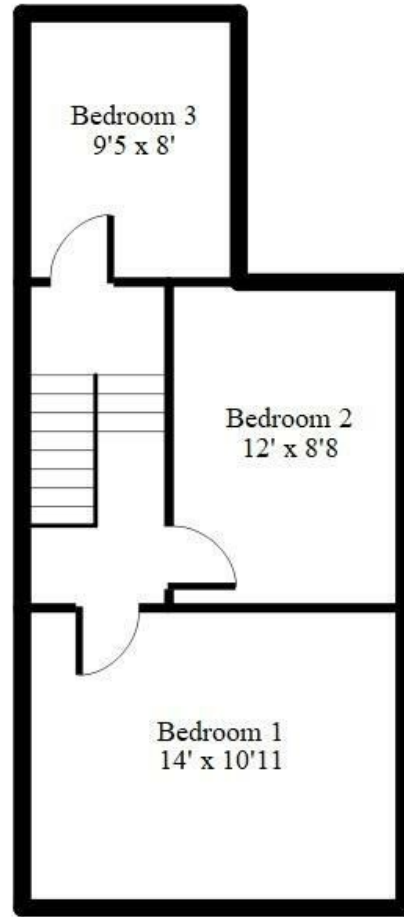
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

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



Ground floor



First floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	84
(81-81) 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	
(82 plus) A	66 67
(81-81) 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

