



**Etherington Drive
Hull
East Riding of Yorkshire
HU6 7JT**

Offers In Excess Of £124,000

bettermove

Etherington Drive Hull

Bettermove are proud to present this 3 bedroom terraced house in Hull.

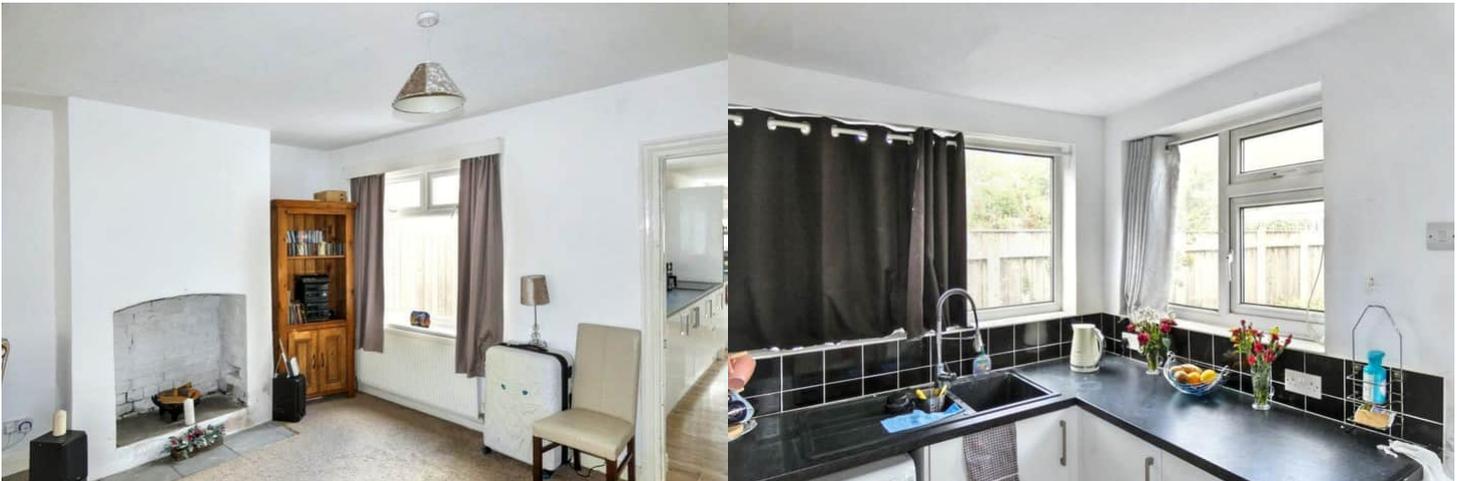
The property benefits from double glazing, gas central heating throughout.

The council tax band is A.

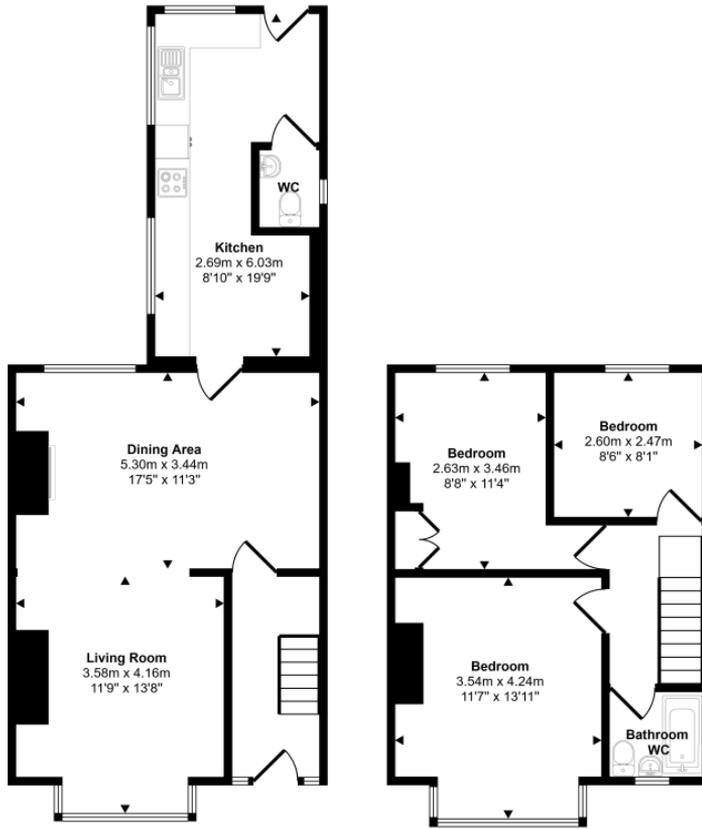
The interior of this beautifully presented property comprises a spacious living room, dining room, w/c and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular city of Hull, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from A1033, A1165 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Approx Gross Internal Area
97 sq m / 1041 sq ft



Ground Floor
Approx 57 sq m / 612 sq ft

First Floor
Approx 40 sq m / 429 sq ft

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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