


## 97 Lambert Street Hull East Yorkshire HU5 2SH

Property -1045 Lambert Street is the perfect location for any student! With just a short walk to the university and situated off Newland Avenue it has all the expectations of student life right at its door step! This property has a lovely large kitchen, with separate utility space, a cosy lounge, a downstairs bathroom and 5 double bedrooms. There is also a garden at the rear of the property. Book a viewing to appreciate the real potential of this property! EPC rating is E LOC8ME PERKS: Enjoy FREE contents insurance for the life of your tenancy with Loc8me, also enjoy a FREE Pizza Night and many other events throughout the year. Fees and T&Cs apply, for full information on fees please head to the downloads section on the Loc8me home page.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	57
(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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	50
(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	