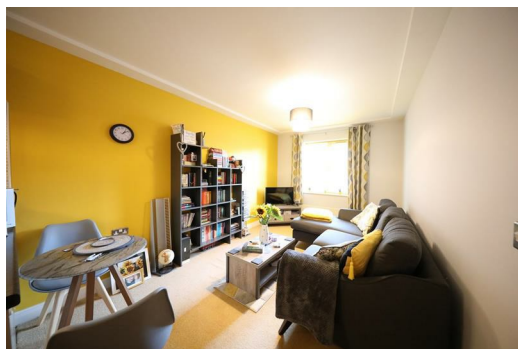




SYMONDS + GREENHAM

Estate and Letting Agents



Flat 23, 21 Baker Street, Hull, Yorkshire HU2 8HE Offers in excess of £80,000

SPACIOUS ONE BED APARTMENT IN THE HEART OF HULL CITY CENTRE

This stunning apartment would be ideal for a first time buyer or even an investor and is offered to the market with no on-wards chain. The property is located in Hull city centre close to a host of local amenities including supermarkets, retail outlets, cafes and restaurants. Inside you will find a well-sized bedroom, a modern bathroom and a brilliant open-plan lounge/kitchen area.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!

ENTRANCE HALL

with doors to bathroom, kitchen/diner and bedroom



BEDROOM 1

9'4 max x 13'6 max (2.84m max x 4.11m max)

with integrated wardrobes

BATHROOM

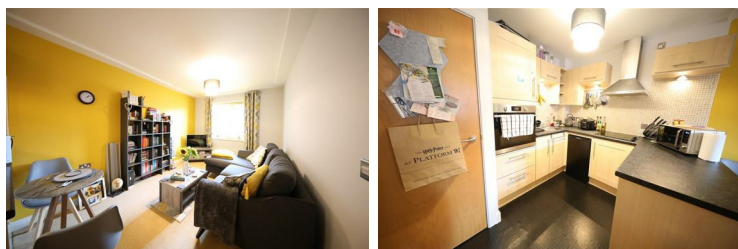
6'2 max x 7'0 max (1.88m max x 2.13m max)

with low level WC, pedestal hand basin, panelled bath with overhead shower attachment, heated towel rail and tiled to splash-back areas.

KITCHEN DINER/LOUNGE

21'9 max x 9'2 max (6.63m max x 2.79m max)

with a range of eye level and base level units with complementing work surfaces, integrated fridge freezer, integrated oven, integrated washing machine, stainless steel sink and drainer unit, induction hobs with overhead extractor fan, breakfast bar and open plan arrangement that flows into the living room.



CENTRAL HEATING

The property has the benefit of electric radiators with an electric water heater (not tested).

DOUBLE GLAZING

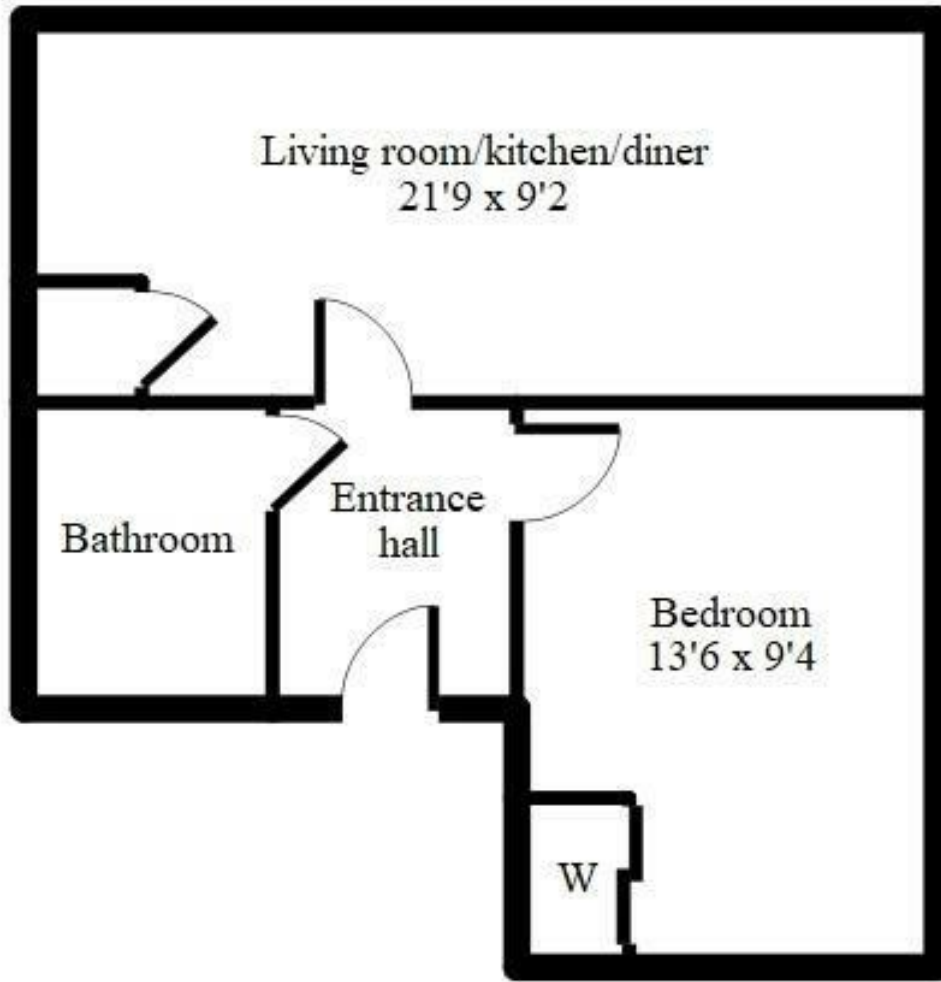
The property has the benefit of double glazing.

VIEWINGS

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

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	65
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 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	
64	69
England & Wales	EU Directive 2002/91/EC

