



SYMONDS + GREENHAM

Estate and Letting Agents



Apartment 1 Glass House, Reynoldson Street, Hull, HU5 3FB

£140,000

GROUND FLOOR APARTMENT WITH TWO FLOORS - TWO SPACIOUS DOUBLE BEDROOMS INCLUDING MASTER WITH EN-SUITE - PRIVATE GATED PARKING FOR ADDED SECURITY - PRIME LOCATION ON NEWLAND AVENUE NEAR VIBRANT BARS, RESTAURANTS, AND SHOPS

Welcome to this stunning duplex apartment located in the vibrant heart of Newland Avenue, Hull. This exceptional property boasts two spacious double bedrooms, making it an ideal choice for first-time buyers or those seeking a stylish urban retreat. The master bedroom features an en-suite bathroom, providing a touch of luxury and convenience.

The apartment comprises a well-appointed reception room, perfect for entertaining guests or enjoying a quiet evening in. With two bathrooms in total, morning routines will be a breeze, ensuring that everyone has their own space.

One of the standout features of this property is the private gated parking, offering peace of mind and security for your vehicle. The location is truly unbeatable, surrounded by a plethora of bars, restaurants, and local amenities that Newland Avenue is renowned for.

This duplex apartment presents a fantastic opportunity to step onto the property ladder in a sought-after area. With its modern design and prime location, it is sure to attract considerable interest. Do not miss out on the chance to make this beautiful home your own. Call now to arrange a viewing and avoid disappointment.

GROUND FLOOR

ENTRANCE HALL

LIVING/DINING/KITCHEN

22'9 x 8'9 max (6.93m x 2.67m max)

Featuring a large central window, a range of base to eye level units, complementary work top surfaces, breakfast bar, integrated fridge freezer, integrated sink, integrated electric oven, gas hobs with overhead extractor fan and integrated dishwasher

BEDROOM TWO

14'8 x 10'3 max (4.47m x 3.12m max)

BATHROOM

9'8 x 5'5 max (2.95m x 1.65m max)

Featuring a double shower, vanity hand basin, low level w.c. heated towel rail

FIRST FLOOR

LANDING

With fitted wardrobes

MASTER BEDROOM

14'9 x 11'8 max (4.50m x 3.56m max)

ENSUIT

9'6 x 6'7 max (2.90m x 2.01m max)

Featuring a panelled bath with overhead shower, vanity hand basin, low level w.c. heated towel rail

OUTSIDE

The property benefits from having an allocated car parking space for one vehicle

CENTRAL HEATING

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

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "B"

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.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

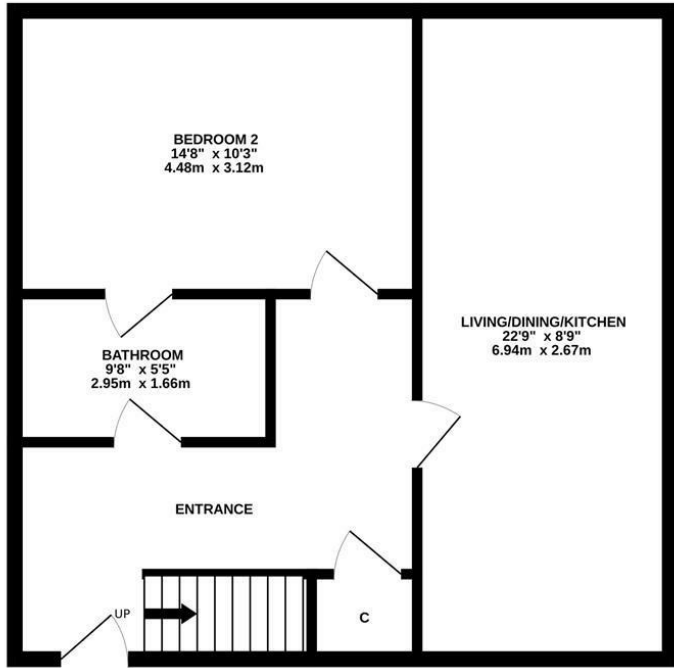
Symonds + Greenham have been informed that this property is Leasehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

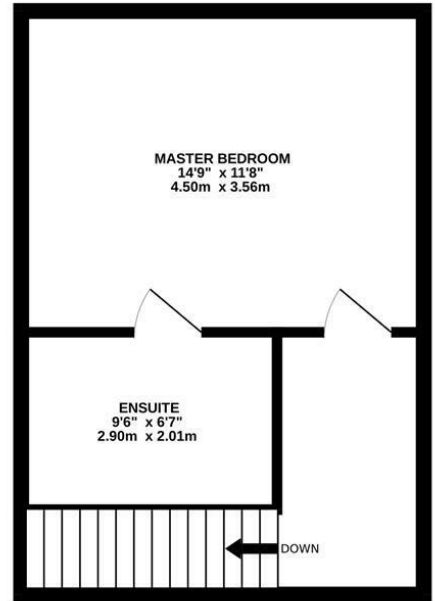
VIEWINGS

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

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	
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	
England & Wales	EU Directive 2002/91/EC

