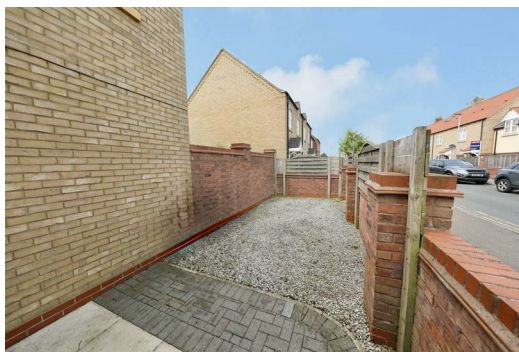




SYMONDS + GREENHAM

Estate and Letting Agents



128 Shinewater Park, Hull, HU7 3DN

£95,000

ONE BED FIRST FLOOR APARTMENT - WELL PRESENTED THROUGHOUT - BRAND NEW CARPETS - SPACIOUS LIVING AREAS - ALLOCATED REAR PARKING SPACE - LOVELY LOW MAINTENANCE GARDEN - CLOSE TO VILLAGE GREEN - POPULAR HU7 LOCATION

Nestled in the desirable area of Shinewater Park, Kingswood, Hull, this charming first floor apartment offers a perfect blend of comfort and convenience. The property boasts a well presented open plan living kitchen area, creating a welcoming space that is ideal for both relaxation and entertaining. The large bedroom provides ample room for furnishings, ensuring a restful retreat at the end of the day. Complementing the living space is a spacious modern bathroom, designed with contemporary fixtures that enhance the overall appeal of the home.

Situated in the sought after HU7 location, this apartment is just a stone's throw away from the village green and local shops, making it an excellent choice for those who appreciate easy access to amenities. The property also includes a private garden and allocated parking space to the rear, adding to the convenience of urban living.

This delightful flat is in move in condition, making it an ideal opportunity for first time buyers eager to step onto the property ladder or for those looking to downsize without compromising on quality. With its attractive features and prime location, this apartment is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely home your own.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor

FIRST FLOOR

LANDING

with doors to bedroom, bathroom, kitchen and storage cupboard

STORAGE CUBOARD

a fantastic fitted cupboard with shelving

BEDROOM 1

12'6 x 10'9 max (3.81m x 3.28m max)

a spacious bedroom

BATHROOM

with low level w/c, pedestal sink basin, heated towel rail and panelled bath with overhead shower attachment, tiles to splash back areas

LIVING ROOM/KITCHEN

21'4 x 10'9 max (6.50m x 3.28m max)

a spacious open plan kitchen living area, with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, space for fridge freezer and adjoining living space

OUTSIDE

a good sized gravelled garden with block paved patio, enclosed by low level brick wall and timber fence

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 A.

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

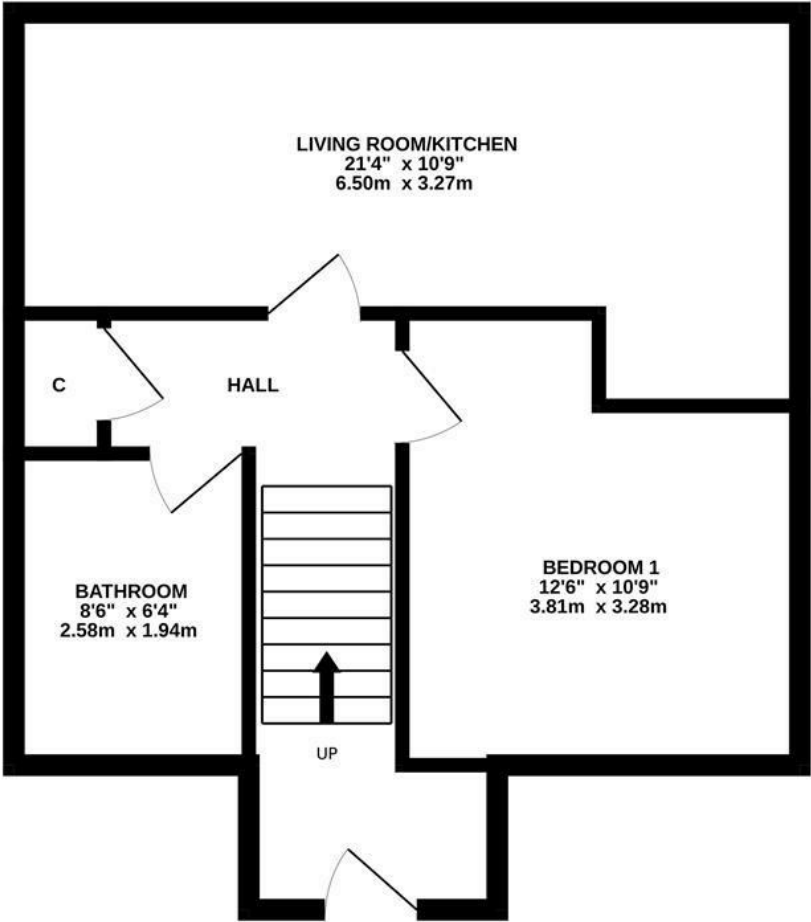
Symonds + Greenham have been informed that this property is Leasehold.

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

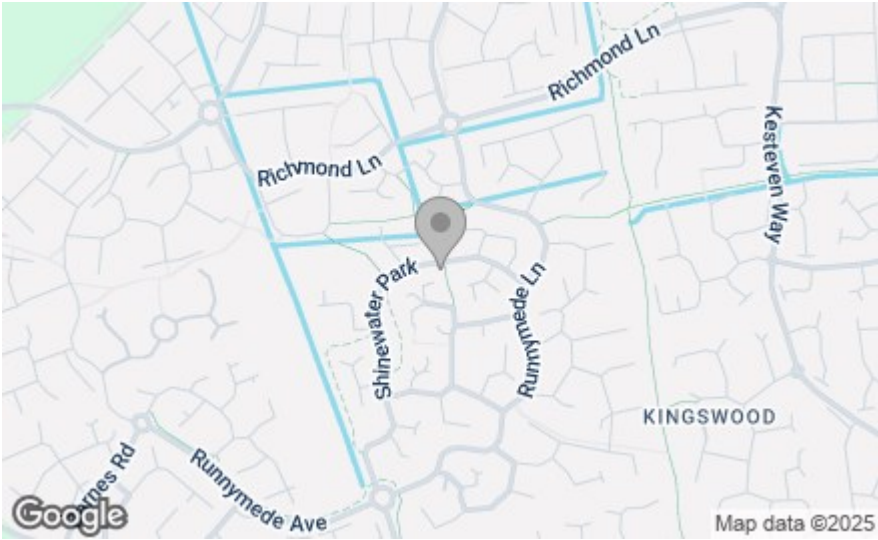
VIEWINGS

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

GROUND FLOOR



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			
(92 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	