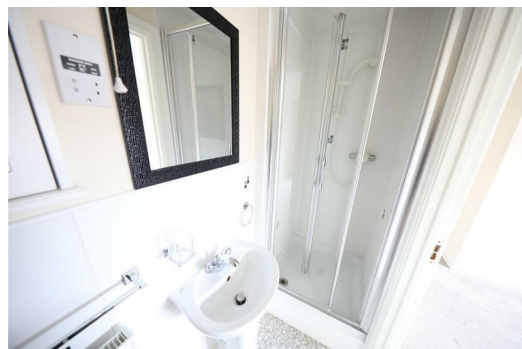




SYMONDS + GREENHAM

Estate and Letting Agents



71 Hainsworth Park, Hull, East Yorkshire HU6 8QQ

£600

AVAILABLE NOW
UNFURNISHED, TWO BED, SECOND FLOOR APARTMENT WITH ALLOCATED PARKING SPACE!!

This lovely second floor apartment is located off Hall Road close to well regarded schools, Hull University and local amenities and is only a short drive from Hull city centre and Kingswood retail park which is home to a supermarket, a cinema and a range of retail outlets and restaurants. The property boasts an off-street parking space and internally comprises entrance hall, living room/diner, a modern kitchen, two double bedrooms with en-suite shower-room to master and a recently refurbished bathroom.

There is a one week holding deposit on the property of £135 which is refunded following successful referencing. Deposit is one months rent in advance and so full cost following successful referencing for the property would be £1200.

Council Tax band - B

EPC - B

CALL NOW TO VIEW!

GROUND FLOOR

COMMUNAL ENTRANCE HALL

with stairs to first and second floor

SECOND FLOOR

with door to flat

ENTRANCE HALL

with storage cupboard, door to bedroom 1, door to bedroom 2, door to bathroom and door to...

LIVING ROOM/DINER

14'6 max x 11'4 max (4.42m max x 3.45m max)

with Juliet balcony and open plan through to...

KITCHEN

10'7 max x 8'4 max (3.23m max x 2.54m max)

with a range of eye level and base level units with complimenting work surfaces, stainless steel sink and drainer unit, electric cooker, gas hob with over head extractor fan, plumbing for washing machine and space for fridge-freezer

BEDROOM 1

14'9 max x 10'8 max (4.50m max x 3.25m max)

with door to...

EN-SUITE SHOWER-ROOM

with low level WC, pedestal hand basin, shower cubicle with over head shower, tiled to splash back areas.

BEDROOM 2

10'8 max x 8'2 max (3.25m max x 2.49m max)

BATHROOM

with low level WC, pedestal hand basin, panelled bath with over head shower, tiled to splash back areas

OUTSIDE

The property benefits from a designated parking space.



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

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.

VIEWINGS

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

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	82	82

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	85	85

