



SYMONDS + GREENHAM

Estate and Letting Agents



1 Reed Street, Hull, HU2 8BE

Offers over £100,000

GENEROUS TWO BED GROUND FLOOR APARTMENT IN THE HEART OF HULL CITY CENTRE - NO ON-WARDS CHAIN - PERFECT FOR A FIRST TIME BUYER - POTENTIAL TO INCLUDE FURNITURE PACKAGE

This recently redecorated ground floor apartment would be ideal for a first time buyer or even an investor due to the high demand for rental properties in the area. The property is located in Hull city centre close to a host of local amenities including supermarkets, retail outlets, cafes and restaurants. The property is available with no on-wards chain and boasts an open plan living room/kitchen/diner decorated to a high standard with a modern kitchen complete with integrated appliances, two double bedrooms and a stylish bathroom.

CITY CENTRE LIVING DOESN'T GET MUCH BETTER THAN THIS!...REQUEST YOUR VIRTUAL TOUR OR BOOK YOUR VIEWING TODAY!

GROUND FLOOR

COMMUNAL ENTRANCE HALL

with door to...

FLAT 1

ENTRANCE HALL

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

LIVING ROOM/KITCHEN/DINER

18'1 max x 13'3 max (5.51m max x 4.04m max)

with a range of eye level and base level units with complimenting work surfaces, stainless steel sink and drainer unit, electric cooker, electric hob with over head extractor fan, integrated dishwasher, integrated washing machine and integrated under-counter fridge-freezer



BEDROOM 1

11'4 max x 8'6 max (3.45m max x 2.59m max)



BEDROOM 2

9'3 max x 8'3 max (2.82m max x 2.51m max)



BATHROOM

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



DOUBLE GLAZING

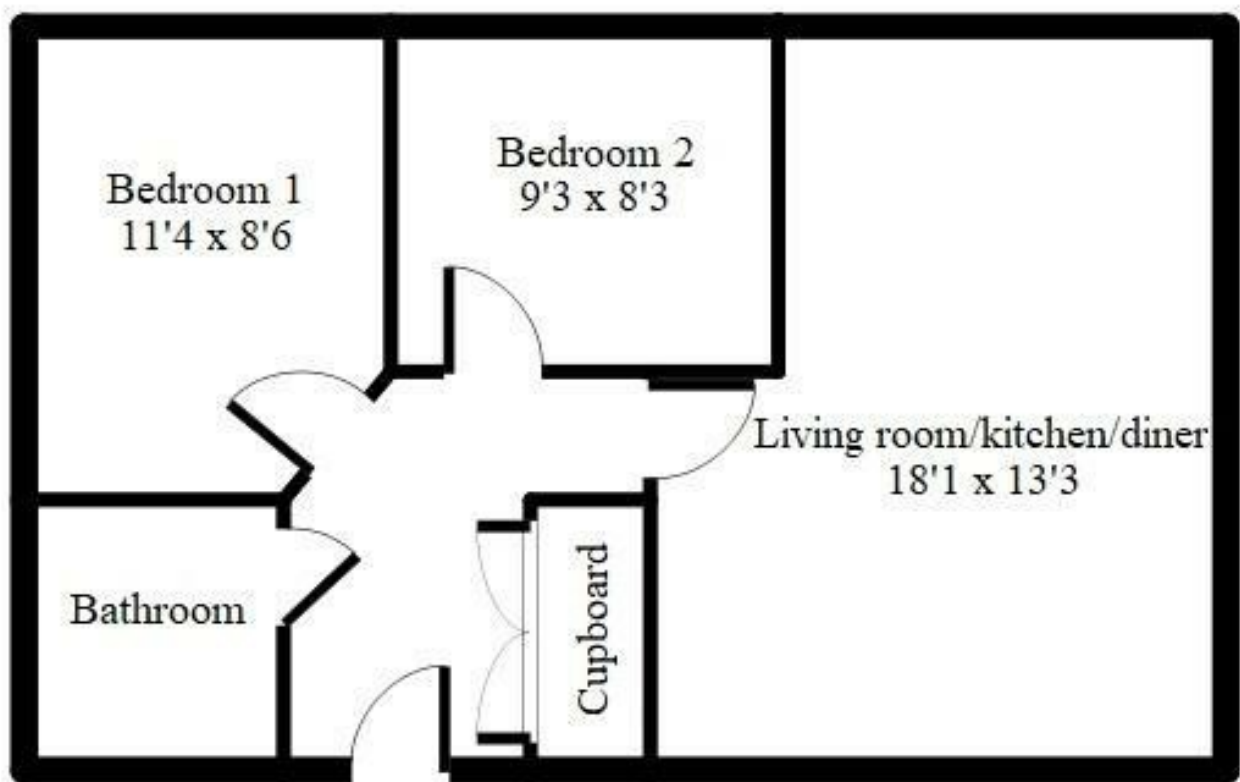
The property has the benefit of double glazing.

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.



Ground floor

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	73 75		62 64
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

