



SYMONDS + GREENHAM

Estate and Letting Agents



71 Hainsworth Park, Hull, East Yorkshire HU6 8QQ

£85,000

TWO BED SECOND FLOOR APARTMENT - PERFECT FOR A FIRST TIME BUYER - ALLOCATED PARKING SPACE - POPULAR LOCATION

Symonds and Greenham proudly present this exceptional two bedroom second floor apartment. Situated on Hainsworth Park in a popular location with close proximity to Cottingham and Hull, this property offers convenient and comfortable living. Residents will benefit from the convenience of nearby amenities, including shops, restaurants, and leisure facilities. The university is also within easy reach, making it an ideal choice for students or professionals associated with the educational institution.

The property comprises a spacious open kitchen/living area, providing a modern and versatile space for relaxation and entertainment. The well designed layout creates a seamless flow, perfect for both everyday living and hosting guests.

Both bedrooms are generously sized double rooms, offering ample space for rest and relaxation. These well proportioned bedrooms are perfect for creating a comfortable and peaceful sanctuary. The primary bedroom benefits from an en-suite bathroom, providing added privacy and convenience. The apartment boasts an immaculate bathroom, showcasing a contemporary design and high-quality finishes. Whether you're starting your day with a refreshing shower or unwinding with a luxurious bath, this well-appointed bathroom provides a tranquil escape. Externally, the property benefits from an allocated parking space.

GET YOUR FOOT ON THE PROPERTY LADDER...BOOK YOUR VIEWING ASAP!

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 complementing 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)

an excellent sized double bedroom 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)

another good sized double bedroom

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.

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.

COUNCIL TAX BAND

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

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.



CENTRAL HEATING

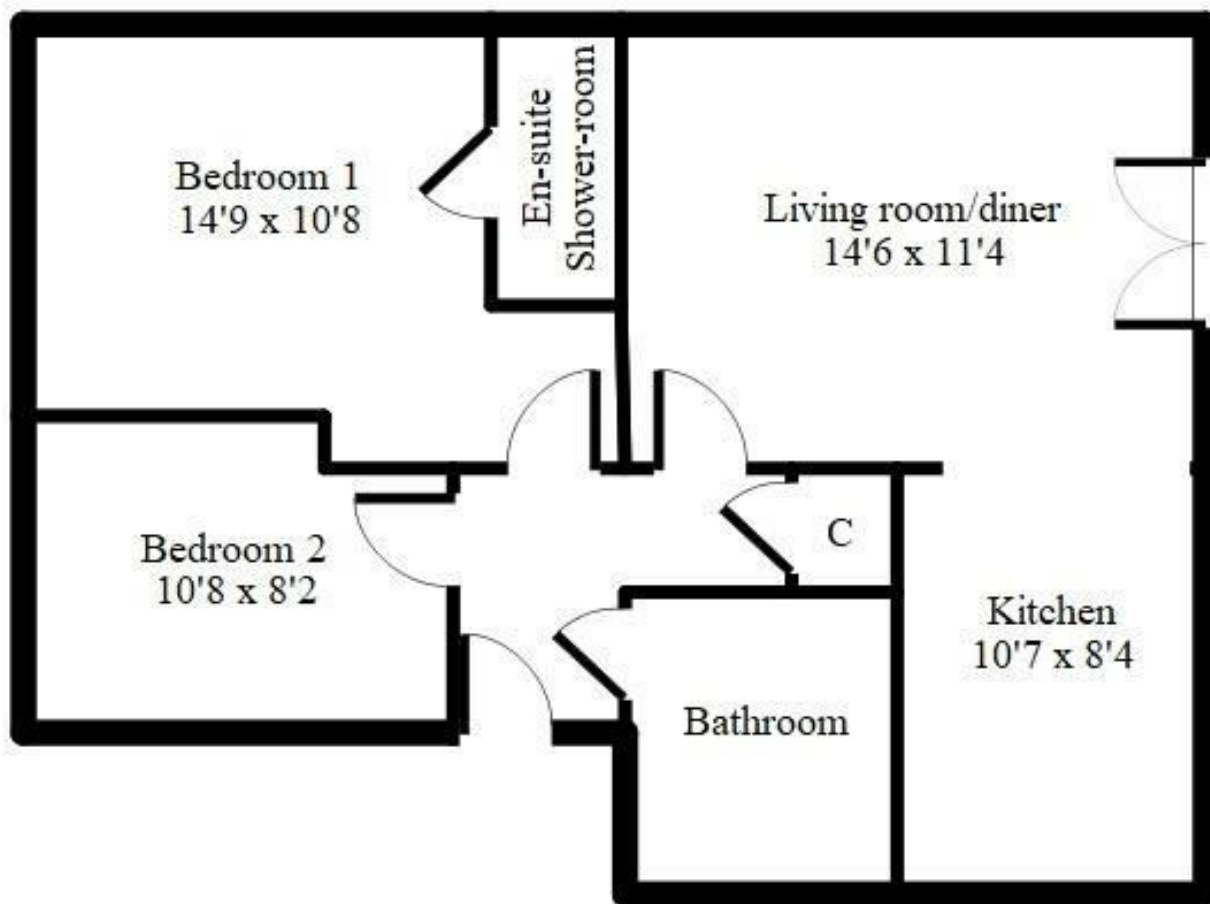
The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details



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	
82	82
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	
85	85
England & Wales	
EU Directive 2002/91/EC	

