



SYMONDS + GREENHAM

Estate and Letting Agents



20 Maple Street, Hull, HU5 2QE

Asking price £75,000

ATTENTION FIRST TIME BUYERS - SPACIOUS TWO BEDROOM APARTMENT - POPULAR HU5 LOCATION - CLOSE TO AMENITIES - QUIET LOCATION

Nestled in a quiet residential locale, this delightful 2-bedroom first-floor apartment offers a perfect blend of comfort and convenience. Centrally located, it stands within reach of excellent schools and local amenities on Newland and Princes Avenue, as well as Beverley Road, ensuring a well-connected lifestyle. The apartment features spacious bedrooms, a well-proportioned bathroom, and a large living space seamlessly integrated with the kitchen diner. Adding to its charm is a private garden, making this residence an ideal haven in a prime location.

DON'T DELAY...BOOK YOUR VIEWING NOW!

ENTRANCE HALL

BEDROOM 1

11'5 x 10'5 max (3.48m x 3.18m max)

a spacious double bedroom



BEDROOM 2

11'0 x 6'9 max (3.35m x 2.06m max)

another good sized bedroom



BATHROOM

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



LIVING ROOM

17'7 x 12'5 max (5.36m x 3.78m max)

a generously sized reception room



KITCHEN/DINER

11'5 x 10'6 max (3.48m x 3.20m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, oven with gas hob, space for fridge freezer and plumbing for washing machine



OUTSIDE

a fantastic secure garden, mainly laid to lawn with concrete path, enclosed by timber fencing



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

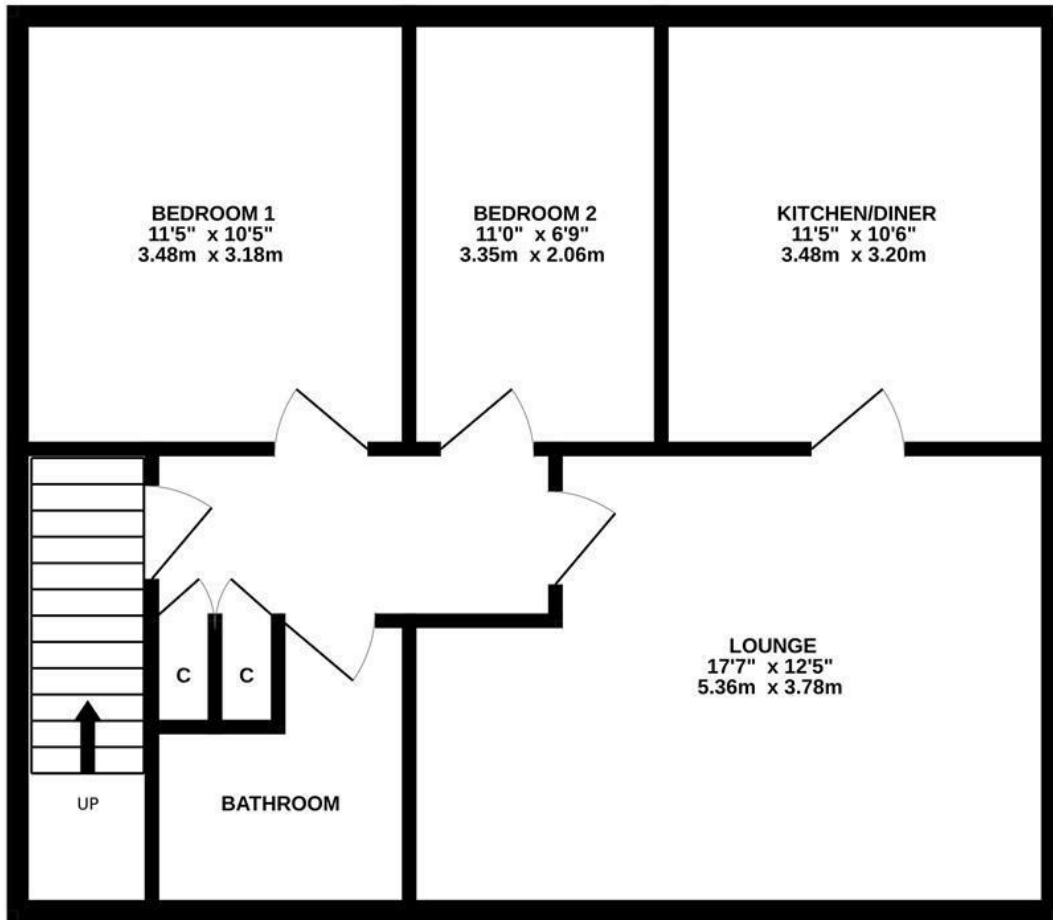
Symonds + Greenham have been informed that this property is Leasehold.

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

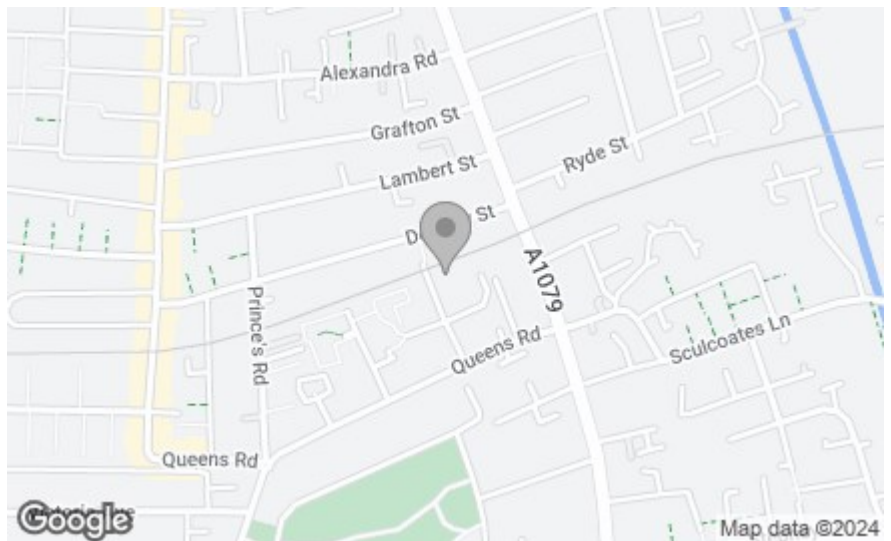
VIEWINGS

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

1ST FLOOR



TOTAL FLOOR AREA : 666 sq.ft. (61.9 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	
(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