



SYMONDS + GREENHAM

Estate and Letting Agents



16 Oldroyd House Reynoldson Street, Hull, HU5 3FB **£130,000**

BEAUTIFUL GROUND FLOOR APARTMENT - SECURE OFF STREET PARKING - MODERN KITCHEN WITH INTEGRATED BOSCH APPLIANCES - SPACIOUS BATHROOM - DOUBLE BEDROOM

Nestled in the heart of HU5, this beautiful one bedroom ground floor apartment offers an exceptional urban living experience. Situated within close proximity to a vibrant array of shops, bars, restaurants, and cafes along Newland and Princes Avenue, residents can enjoy the bustling energy of this lively neighbourhood. With excellent bus routes providing easy access to the city centre, convenience is at your doorstep in this vibrant area.

Housed within a converted flat in an old school building, this residence seamlessly combines historic charm with modern sophistication. The stylish and contemporary interior design creates an inviting atmosphere, while huge windows flood the space with natural light, enhancing the overall ambience of the apartment.

Upon entry, you are greeted by an elegant entrance hall that leads seamlessly into the stunning open plan kitchen and living area. The space is thoughtfully designed, with ample room for both relaxing and entertaining. A convenient w/c and storage cupboard on the ground floor add to the apartment's practicality and functionality.

To the first floor, residents will find a spacious bathroom adorned with modern fixtures and fittings, providing a luxurious retreat for relaxation. The chic double bedroom offers a peaceful sanctuary, with ample space for rest and rejuvenation.

For added convenience and peace of mind, the property features secure off-street parking within a gated area, ensuring residents can park their vehicles safely and securely. Offering a harmonious blend of style, comfort, and convenience, this ground floor apartment presents an ideal opportunity for urban living in the heart of HU5.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and door to...

W/C

with low level w/c and sink basin with vanity unit



OPEN PLAN KITCHEN LIVING AREA

26'0 x 17'5 max (7.92m x 5.31m max)



KITCHEN

a stylish kitchen with a range of eye and base level units with complementing work surfaces, breakfast bar, sink basin with mixer tap, gas hob and overhead extractor fan, integrated double oven, integrated fridge freezer and integrated dishwasher



LIVING AREA

beautifully presented with tonnes of natural light



FIRST FLOOR

BEDROOM 1

17'8 x 8'8 max (5.38m x 2.64m max)

a spacious bedroom with fitted wardrobes



BATHROOM

10'5 x 8'5 max (3.18m x 2.57m max)

a stylish bathroom, tiled throughout, with low level w/c, sink basin with vanity unit, heated towel rail. walk in shower and separate bath



OUTSIDE

The property benefits from secure, gated access with an allocated parking space accessible only by residents

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

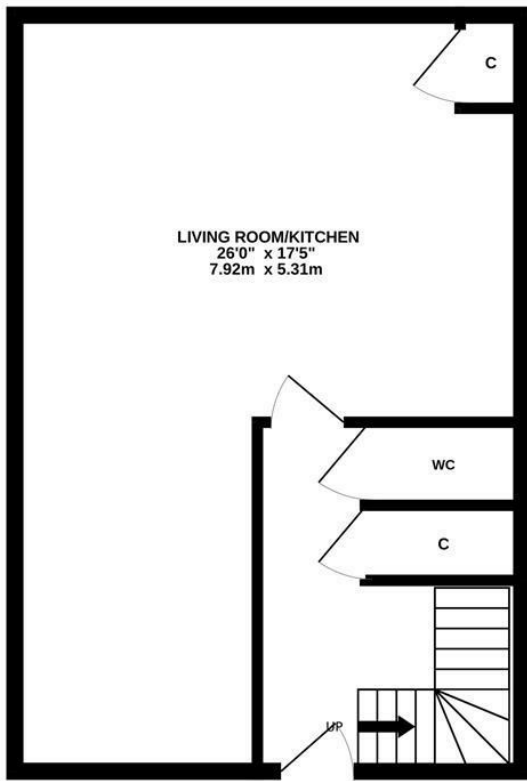
Symonds + Greenham have been informed that this property is Leasehold.

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

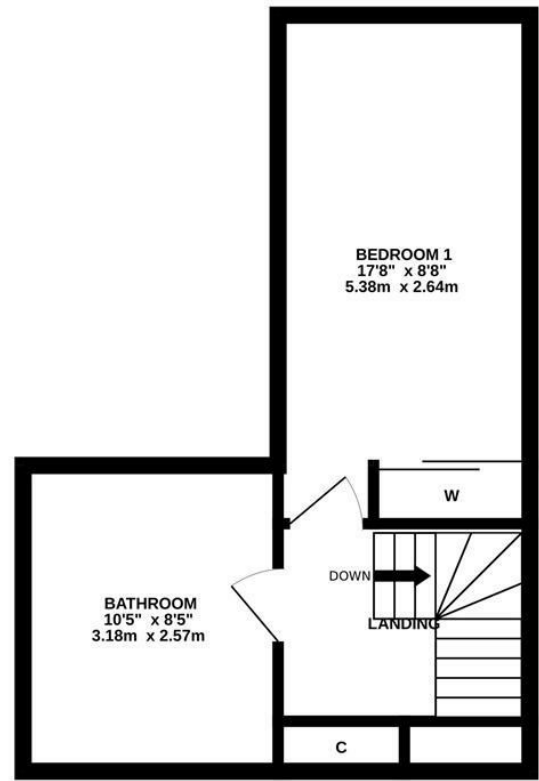
VIEWINGS

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

GROUND FLOOR



1ST 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			
(82 plus)	A		
(81-81)	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			
(82 plus)	A		
(81-81)	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	

