



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **27 Haigh Park, Hull, East Yorkshire HU7 3GA** **£120,000**

**ATTENTION FIRST TIME BUYERS - GROUND FLOOR APARTMENT - BEAUTIFULLY DECORATED**

Symonds and Greenham are delighted to welcome to the market this delightful 2 bed ground floor apartment. Situated on Haigh Park on the popular development of Kingswood, close to well regarded schools and a host of local amenities including a super-market, a cinema and several restaurants and retail outlets, this property would be perfect for a first time buyer looking to take their first steps on the property ladder. The current owner has refurbished the property to an excellent standard with new flooring throughout and a new smart heating system to name a few of the improvements. Briefly comprising a spacious kitchen/diner, a corner living room (check out those windows), two good sized double bedrooms with an en suite to bedroom 1 and a family bathroom, this property really has it all! It also benefits from an allocated parking space.

**DO NOT DELAY...BOOK YOUR VIEWING TODAY!**

## GROUND FLOOR

### KITCHEN/DINER

9 x 17'6 (2.74m x 5.33m)

with a range of eye and base level units with complementing work surfaces, integrated oven with induction hob, integrated fridge, freezer, washing machine and dishwasher



### LIVING ROOM

13'4 x 9 (4.06m x 2.74m)

a delightful living room bursting with natural light with fitted bookcase



### BATHROOM

with low level w/c, pedestal hand basin and panelled bath with tiles to splash back areas and heated towel rail



### BEDROOM 1

11'2 x 9'5 (3.40m x 2.87m)

with fitted wardrobes, leading to en suite



### EN SUITE

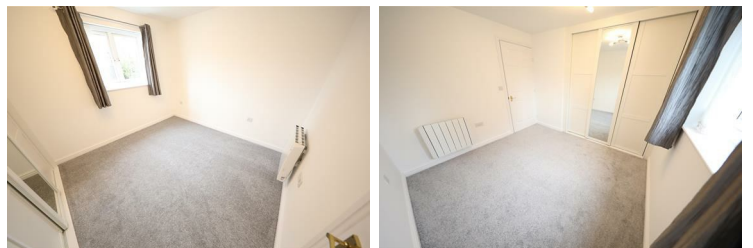
with low level w/c, pedestal hand basin, corner shower cubicle and heated towel rail



### BEDROOM 2

9'3 x 9'8 (2.82m x 2.95m)

with fitted wardrobes



### CENTRAL HEATING

The property has the benefit of modern energy-efficient electric smart heating, which can be controlled via an app on the owner's phone (not tested)

### COUNCIL TAX BAND

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

### 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

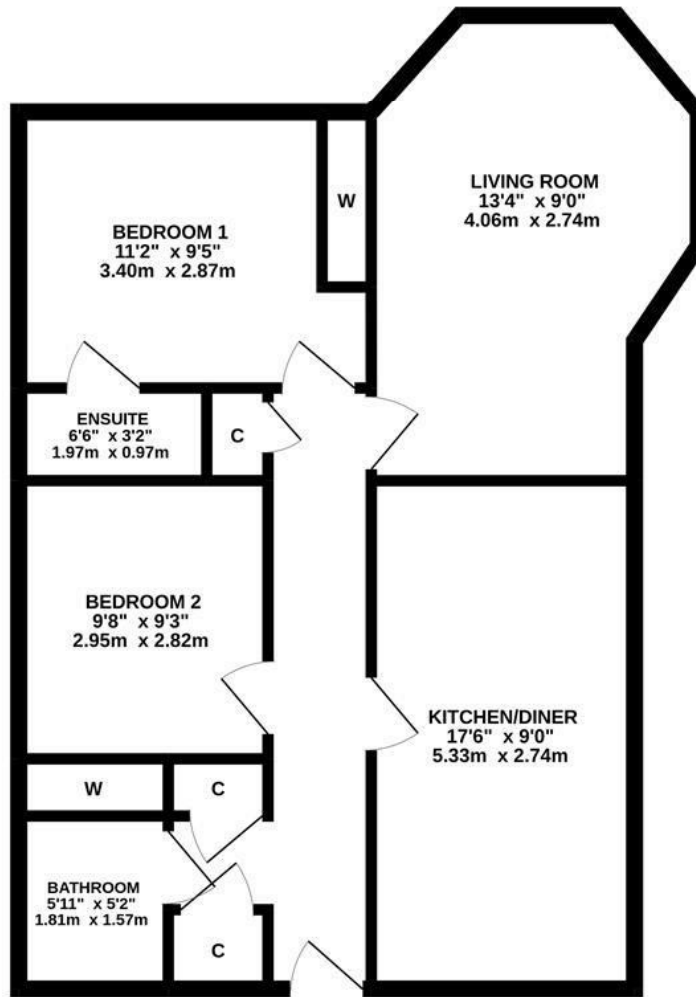
Symonds + Greenham have been informed that this property is Leasehold.

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

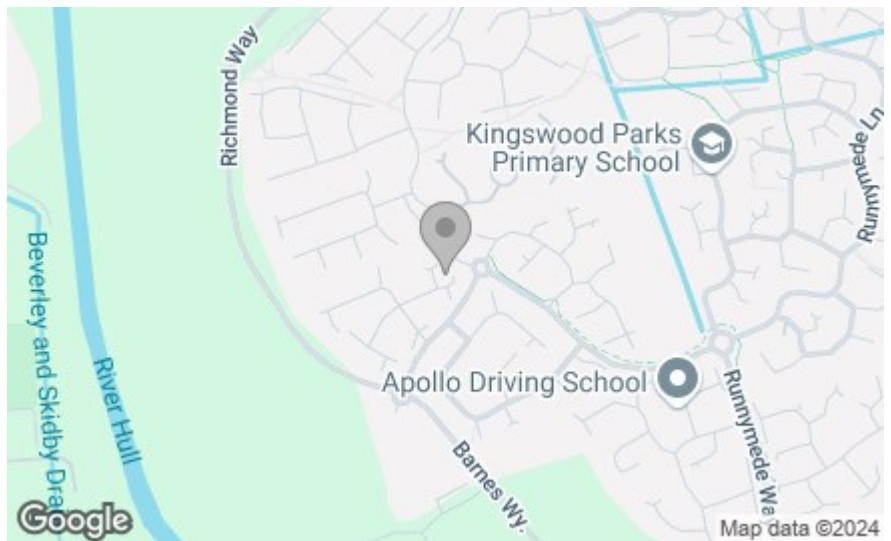
### VIEWINGS

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

GROUND FLOOR



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) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC