



SYMONDS + GREENHAM

Estate and Letting Agents



75 Coronation Road South, Hull, Yorkshire HU5 5QW

£65,000

OUTSTANDING FIRST FLOOR STUDIO APARTMENT IN A PERFECT LOCATION!

Situated on Coronation Road South, this property is ideally placed for local amenities with shops, supermarkets, cafes, bars and restaurants all within close proximity as well as highly thought of schools and transport links to the city centre and Cottingham.

The property comprises of an open-plan kitchen/diner/bedroom area with a large, modern bathroom found just off the bedroom area. Outside, there is a storage cupboard that currently houses the boiler.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

FIRST FLOOR

KITCHEN/DINER/BEDROOM

15'05 x 17'11 max (4.70m x 5.46m max)

A brilliant open-plan Kitchen/Diner/Bedroom with excellent natural light, a range of eye level and base level units with complimenting work surfaces, a stainless steel sink and drainer unit, an integrated oven with an electric hob and overhead extractor fan, plumbing for a washing machine and space for a fridge freezer.



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.

BATHROOM

8'00 x 5'00 max (2.44m x 1.52m max)

With a low level WC, a hand basin and a panelled bath with an overhead shower attachment.



OUTSIDE STORAGE CUPBOARD

An outside storage cupboard which currently houses the boiler.

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

VIEWINGS

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

TENURE

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

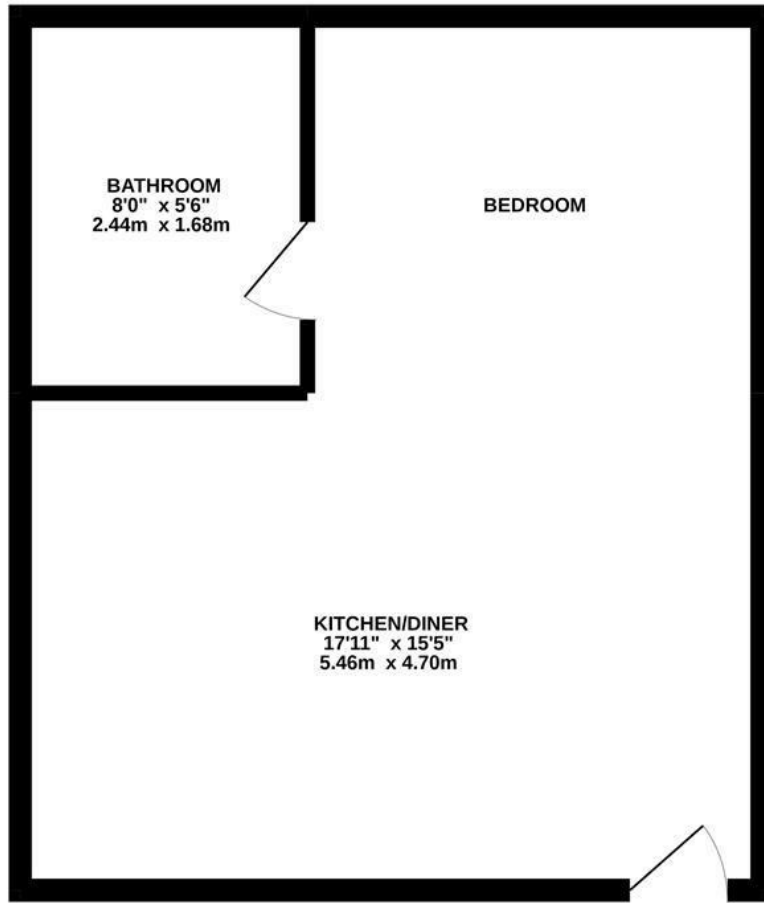
If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX

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

DISCLAIMER

GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 424 sq.ft. (39.4 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	68	71

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		

