



SYMONDS + GREENHAM

Estate and Letting Agents



81 Hainsworth Park, Hull, HU6 8QQ

£87,000

SELECTED FURNITURE INCLUDED - PARKING SPACE INCLUDED -

This modern first-floor apartment is tucked away in a quiet residential cul-de-sac, just moments from local shops, amenities, and the University—offering secure, low-maintenance living in a convenient location.

Beautifully presented throughout, the apartment enjoys exceptional natural light thanks to its unique design, spanning the full width of the building. The layout is well thought out, with a natural flow that enhances the sense of space. Offered in pristine condition, furnishings and extras can be included by negotiation, making it ideal for buyers seeking a turnkey home.

Accessed via an intercom system at ground level, a shared entrance and single flight of stairs lead to the apartment itself. Inside, you'll find two generous double bedrooms—one with its own en suite—alongside a contemporary main bathroom. The open-plan living area is bright and inviting, with double doors opening to a Juliet balcony. The kitchen is fully fitted with integrated appliances, and the home benefits from uPVC double glazing and efficient heating throughout.

Outside, the property enjoys well-maintained communal grounds and a private designated parking space. A superb opportunity for first-time buyers, professionals, or investors looking for a high-quality, move-in-ready home.

ENTRANCE HALL

LOUNGE

14'4 x 11'1 (4.37m x 3.38m)

A spacious reception room with French doors to the juliet balcony and open plan entrance to the kitchen

KITCHEN

10'9 x 8'2 (3.28m x 2.49m)

with a range of eye and base level units with complementing work surfaces, stainless steel sink and drainer unit, electric oven, gas hob with overhead extractor fan, space for fridge freezer and plumbing for washing machine

BEDROOM ONE

11'7 x 9'5 (3.53m x 2.87m)

An excellent sized double bedroom with ensuite shower room

ENSUITE

with low level WC, vanity hand basin, heated towel rail, shower cubicle with overhead shower attachment and tiles from floor to ceiling

BEDROOM TWO

10'6 x 8'0 (3.20m x 2.44m)

BATHROOM

7'5 x 5'8 (2.26m x 1.73m)

A bright bathroom with low level WC, pedestal hand basin, panelled bath and tiles to splashback areas

OUTSIDE

Outside, the property enjoys well-maintained communal grounds and a private designated parking space.

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.

COUNCIL TAX BAND

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

VIEWINGS

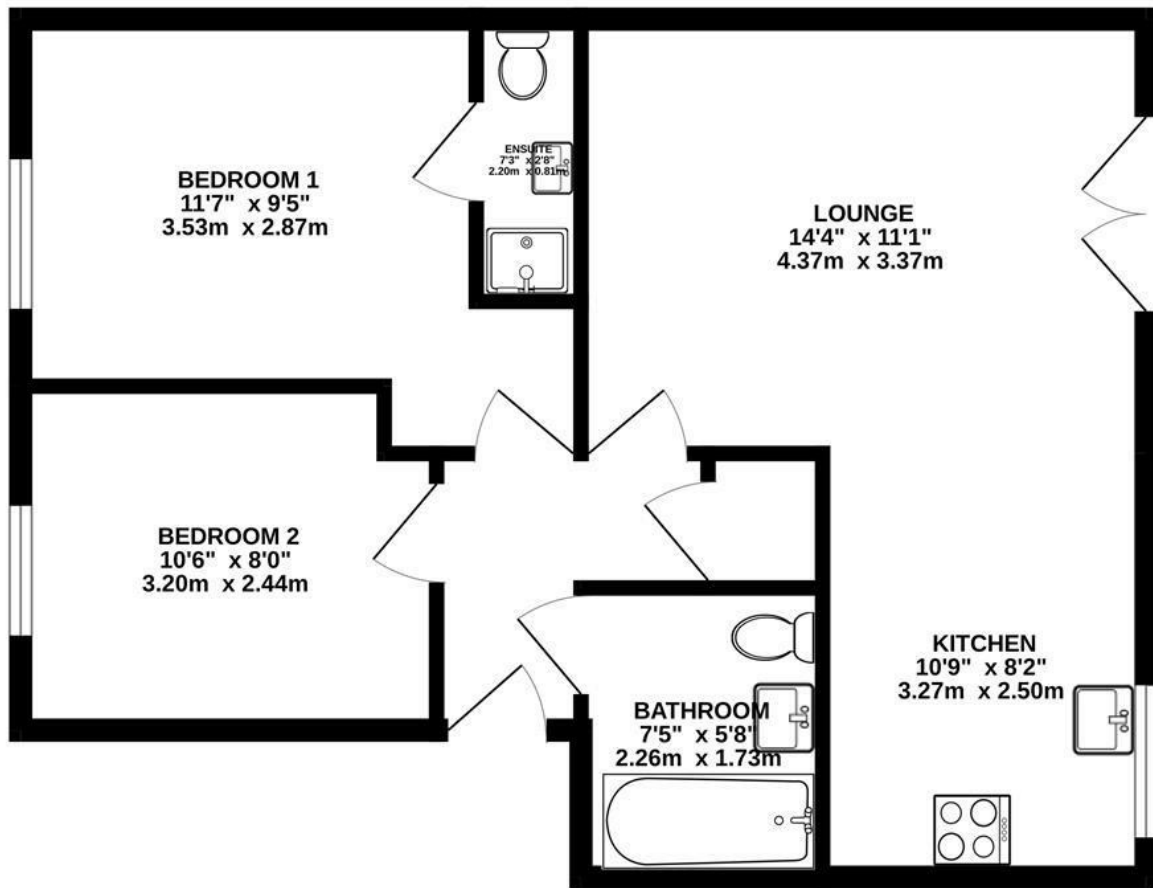
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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.

GROUND FLOOR

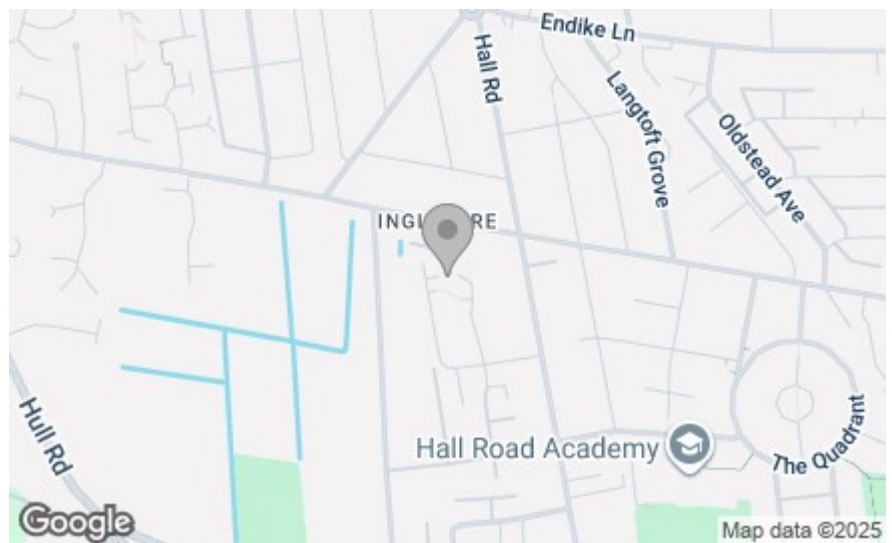
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 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	
(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	
England & Wales	EU Directive 2002/91/EC