



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **6 Bermondsey Drive, Hull, HU5 5EH**

### **£89,000**

Nestled on the sought-after Bermondsey Drive in Hull, this charming second-floor flat offers a delightful living experience. With two well-proportioned bedrooms and a modern bathroom, this property is perfect for those seeking a comfortable and stylish home. The flat has been recently decorated and features new carpets throughout, ensuring a fresh and inviting atmosphere.

As you enter, you are welcomed by a spacious hallway that leads to a bright and airy living room, ideal for relaxation or entertaining guests. The kitchen is functional and well-equipped, providing a pleasant space for culinary pursuits. Both bedrooms are generously sized, making them suitable for a variety of needs, whether for a small family, professionals, or as a rental investment.

Situated on a peaceful residential street in the HU5 area, this property benefits from its proximity to excellent local amenities, schools, and transport links. This makes it an attractive option for first-time buyers, professionals, or investors looking to expand their portfolio. Additionally, the flat comes with the added convenience of an allocated parking space, a rare find in such a desirable location.

In summary, this well-presented flat on Bermondsey Drive is ready for its new owners to move straight in and enjoy all that it has to offer. With its appealing decor, practical layout, and prime location, it is a fantastic opportunity not to be missed.

### **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.

### **FLOOR PLAN DISCLAIMER**

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

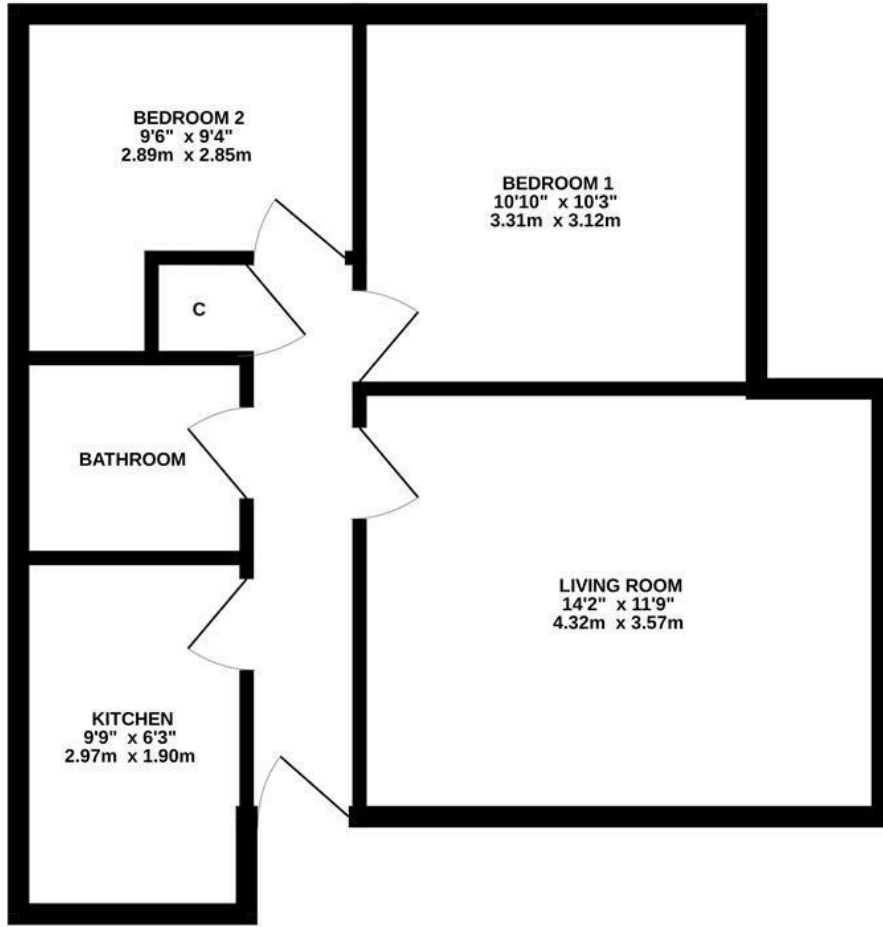
### **DISCLAIMER**

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.

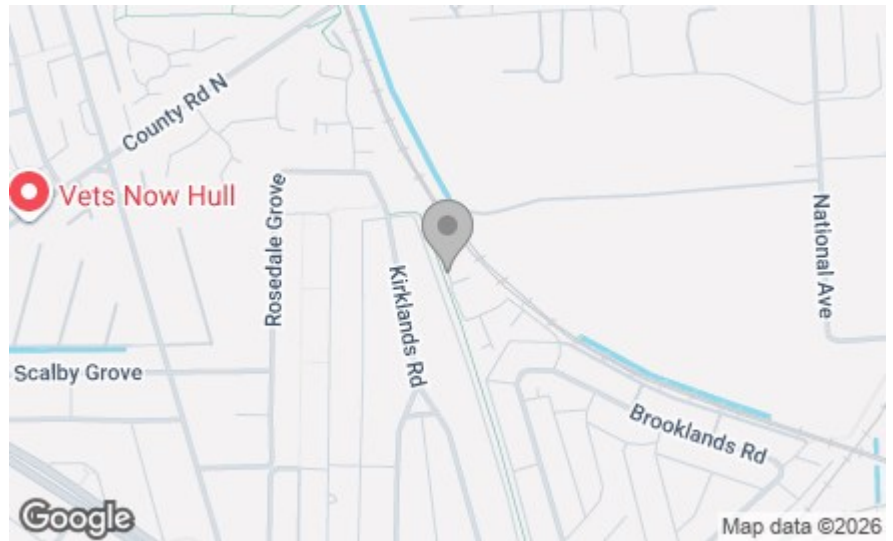
### **VIEWINGS**

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

SECOND 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	
(92 plus) <b>A</b>	
(81-91) <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	
64	71
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	
(92 plus) <b>A</b>	
(81-91) <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