



SYMONDS + GREENHAM

Estate and Letting Agents



56 Ha'penny Bridge Way, Hull, HU9 1HD **£795**

Nestled in the sought-after Victoria Dock area of Hull, this stylish and modern two-bedroom apartment offers a perfect blend of comfort and convenience. The property is ideally situated near well-regarded schools, making it an excellent choice for families, while also being close to a variety of local amenities, including a supermarket and a welcoming public house.

The apartment boasts an open-plan living room, kitchen, and dining area, creating a spacious and inviting atmosphere for both relaxation and entertaining. The two well-proportioned bedrooms provide ample space for rest, and the contemporary bathroom adds to the overall appeal of this delightful home.

For those who value convenience, the property includes an allocated off-street parking space, ensuring that you will never have to worry about finding a spot after a long day. With excellent transport links to Hull city centre and the A63, commuting and exploring the surrounding areas is a breeze.

This apartment is perfect for individuals or small families seeking a stylish living space in a vibrant community. Don't miss the opportunity to make this charming property your new home.

There is a one week holding deposit on the property of £185 which is refunded following successful referencing.
Deposit is one months rent in advance and so full cost following successful referencing for the property would be £1,590.

COUNCIL TAX BAND

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

VIEWINGS

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

EPC RATING

EPC Rating: C

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	78	80

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		

