



11 Bishop Lane, Hull, East Yorkshire, HU1 1PA

- 📍 Georgian Townhouse
- 📍 Grade II Listed
- 📍 Three Bedrooms
- 📍 Council Tax Band = A
- 📍 City Centre Location
- 📍 Spacious Lounge/Diner
- 📍 Gym/Home office/Store
- 📍 Freehold/EPC = D

Offers In The Region Of £229,950

INTRODUCTION

This Grade II Listed Georgian town house is located in the heart of Hull's historic old town and provides fabulous accommodation over three floors. Viewing is a must to fully appreciate the appeal of this period property. The accommodation is arranged over three floors with large sash windows letting light flood in. Overall there are three bedrooms one of which is currently used as a sitting room. There is a kitchen and bathroom and the living space includes a superb living/dining room. There is also a dressing room/walk in wardrobe. Gas fired central heating is installed.

The property is located in the historic old town of Hull, centred around Lowgate, High Street and a myriad of narrow cobbled streets including Bishop Lane and the fabulous Queen's Gardens are situated within a 5 minute walk. The area is home to many fine Georgian and Victorian buildings and the well renowned museum quarter. Many period dramas use the dramatic street scenes in their productions.

LOCATION

Bishop Lane is situated between Lowgate and High Street in Hull's historic old town. The area comprises a mix of residential property, office, retail, museums and much, much more. A convenience store is located upon Silver Street nearby and the beautiful Queen's Gardens lie within an easy 5 minute walk. Hull's shops and attractions are on the doorstep making this a great place to live.

ACCOMMODATION

Residential entrance door to:



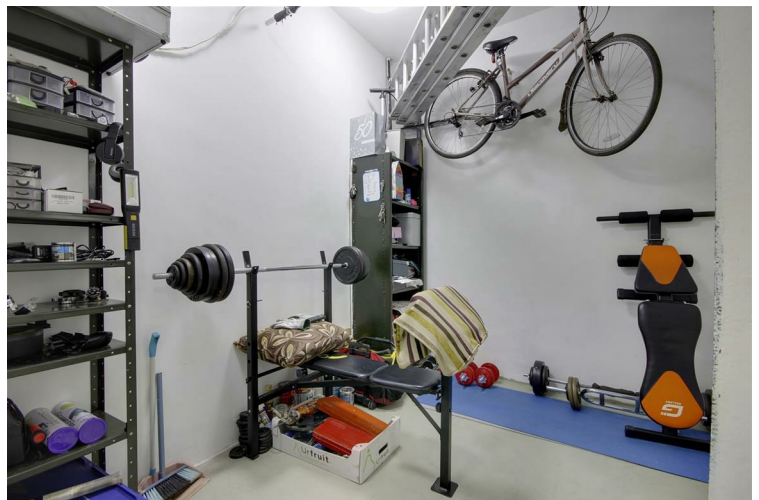
ENTRANCE HALL

With understairs cupboard. A staircase leads to the first floor.



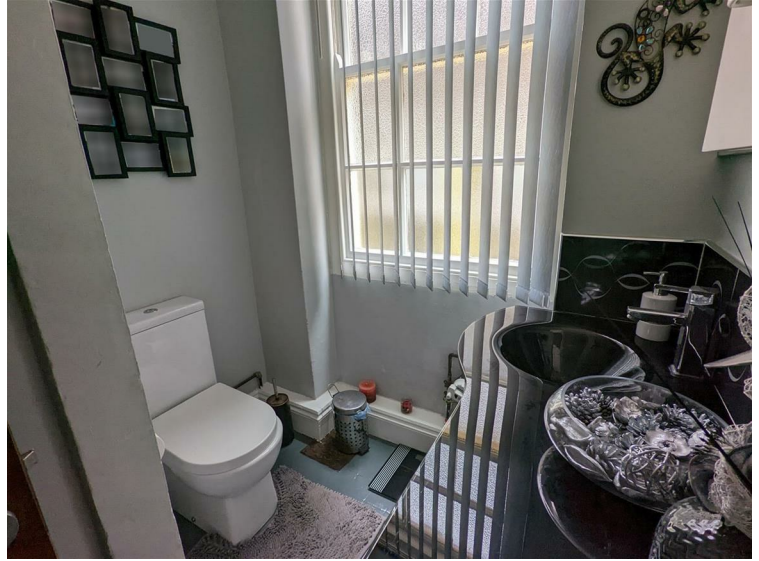
GYM

10'9" x 8'1" approx (3.28m x 2.46m approx)
Ideal for use as a home office, gym or store.



CLOAKS/W.C.

With suite comprising a low flush W.C. and vanity unit with granite work surface and inset sink. Sash window to front.



UTILITY

With fitted units, sink and drainer, plumbing for a washing machine.
Sash window to front.



FIRST FLOOR

LANDING

Staircase leading to the second floor.



LOUNGE/DINER

16'4" x 9'10" (extending to 13'2") approx (4.98m x 3.00m (extending to 4.01m) approx)

With sash windows to front and window to rear.



KITCHEN

11'9" x 6'6" approx (3.58m x 1.98m approx)
With fitted base and wall units, granite worksurfaces, ceramic one and a half bowl sink and drainer with moxer tap, oven and four ring hob. There is space for a fridge/freezer. Sash window to front.



BEDROOM 3 / SITTING ROOM

12'3" x 10'4" approx (3.73m x 3.15m approx)
Window to rear.



SECOND FLOOR

LANDING

BEDROOM 1

16'4" x 8'10" (narrowing to 8'1") approx (4.98m x 2.69m (narrowing to 2.46m) approx)
Sash window to front, window to rear.



BEDROOM 2

9'8" x 6'2" approx (2.95m x 1.88m approx)
Sash windows to front elevation.



DRESSING ROOM

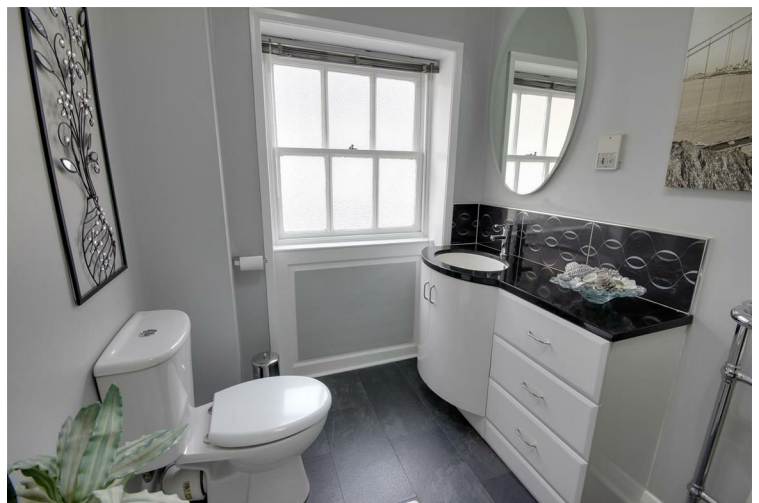
Fitted with hanging rails and shelving.



BATHROOM

9'8" x 5'10" approx (2.95m x 1.78m approx)

With modern suite comprising a shaped bath with shower over and screen, vanity unit with granite worksurface and inset sink, low flush W.C and feature towel rail. Sash window to front elevation.



LOCAL ATTRACTIONS

The property is situated for easy access to all that Hull City Centre has to offer. The Deep aquarium is within a short walk, as is Humber Street and the Marina with a selection of bars and restaurants. The Connexion Arena offers a wealth of shows from live music to comedians and sporting events. There are 2 theatres in the City, both also in close proximity, and the MKM Stadium is a short bus ride away. The bus and railway stations are within a 15 minute walk offering an easy journey to Leeds and York in an hour and there are 2 shopping centres – Princes Quay and St Stephens both within a short walk.





TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

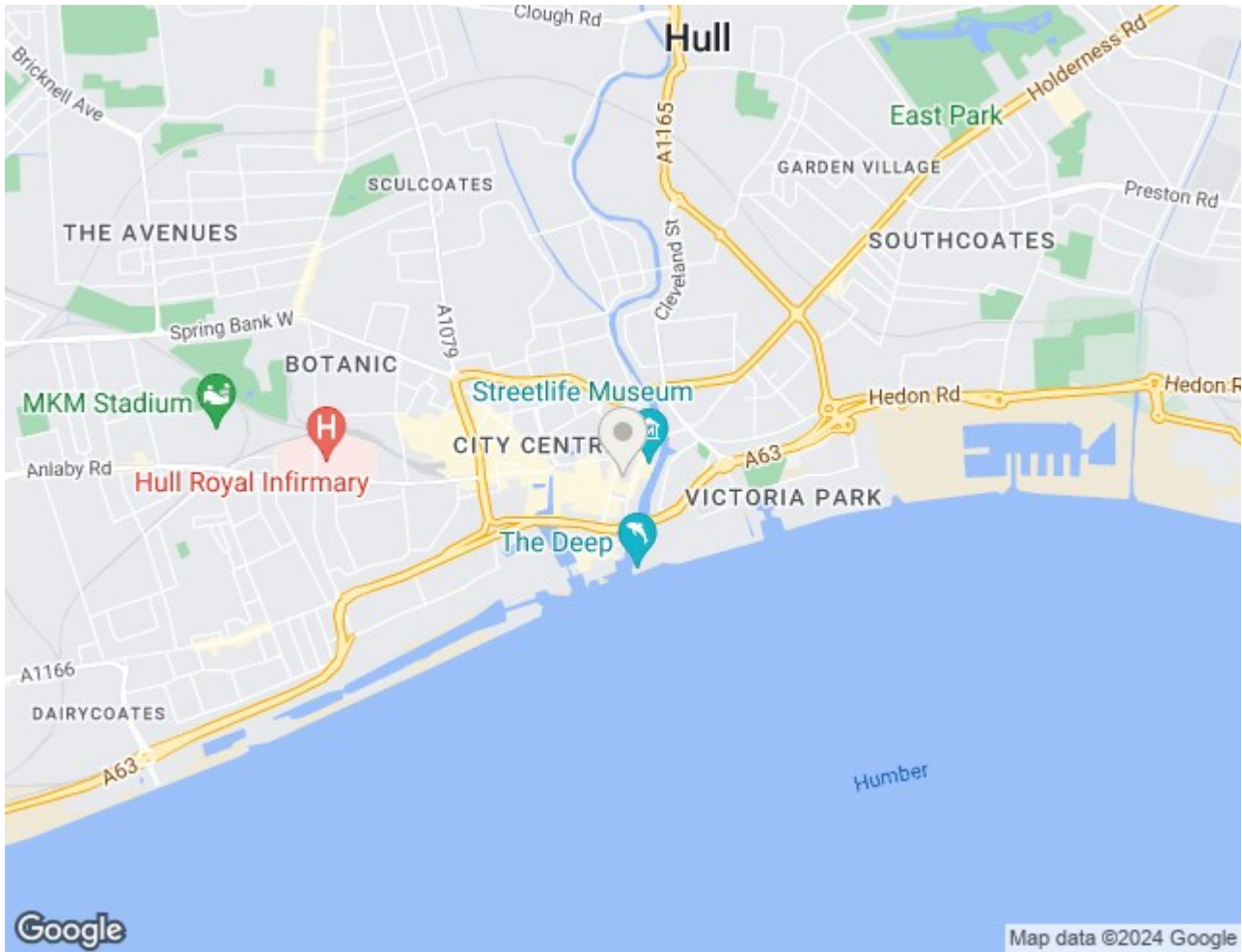
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

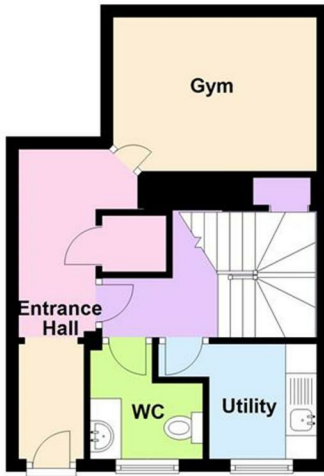
VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



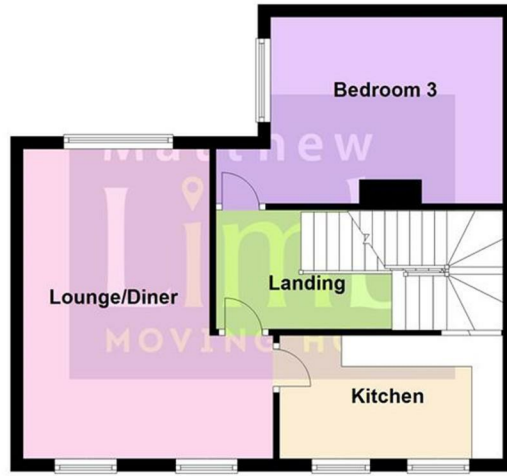
Ground Floor

Approx. 30.8 sq. metres (331.8 sq. feet)



First Floor

Approx. 46.4 sq. metres (498.9 sq. feet)



Second Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



Total area: approx. 116.9 sq. metres (1258.5 sq. feet)

