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**Limb**  
MOVING HOME



*6 Prince Street, Hull, HU1 2LJ*

- 📍 Georgian Townhouse
- 📍 Historic Street Scene
- 📍 Three Bedrooms
- 📍 Council Tax Band = D

- 📍 Grade II Listed
- 📍 Beautifully Appointed
- 📍 Secure Rear Parking
- 📍 Freehold/EPC = TBC

**£275,000**



## INTRODUCTION

Welcome to 6 Prince Street, part of one of Hull's most prestigious street scenes dating back to the 1700's. A cobbled street tucked away from the "hustle and bustle" of city life through a historic archway close to Trinity Square, this fine example of Georgian architecture is a three storey mid terrace house of brick construction with a rendered finish in the heart of Hull's 'Old Town' conservation area. The property has been expertly refurbished returning a plethora of period features and the grandeur of a former era, whilst blending these with the luxuries of modern Living and an array of stylish brand new fittings. Viewing is essential to appreciate the appeal of this delightful home which briefly comprises an impressive hallway, cloaks/WC, dining room and a fabulous brand new fitted kitchen complete with simply stunning marble work surfaces and upstands. On the upper floors you will find a large lounge and three bedrooms served by a feature bathroom including a separate shower cubicle and free standing claw footed bath. Opposite the front aspect is a shared front garden bounded by period railings plus non allocated parking spaces. To the rear is a courtyard style garden with pedestrian access for the neighbouring properties. There is also a gated shared courtyard, accessed from Posterngate, which provides secure parking.

## LOCATION

The property is located in Hull's desirable 'Old Town' with Prince Street reputed to be the city's most photographed street scene. The property is delightfully tucked away from the "hustle and bustle" of the town through an archway opposite Holy Trinity Church within Trinity Square. Prince Street is predominantly developed with Georgian housing, most of which being Grade II listed. The location provides ideal access to Hull's ever growing range of attractions, such as The Deep, Humber Street, the Marina, Connexin Live, Ice Arena and shopping centres. Easy access is available to Castle Street and the A63 leading either east or west out of the city.



## ACCOMMODATION

Residential entrance door to:

## ENTRANCE HALL

An impressive hallway full of character with beautiful coving to the ceiling and an archway leading to the staircase and beyond. There is a designer radiator, rear access door.



## WC

With WC and wash hand basin.

## DINING/LIVING AREA

A beautiful room with elegant high ceilings, detailed cornicing and ceiling rose. Two sash windows to the front elevation, designer radiators. This room is open plan in style through to the kitchen.



## KITCHEN

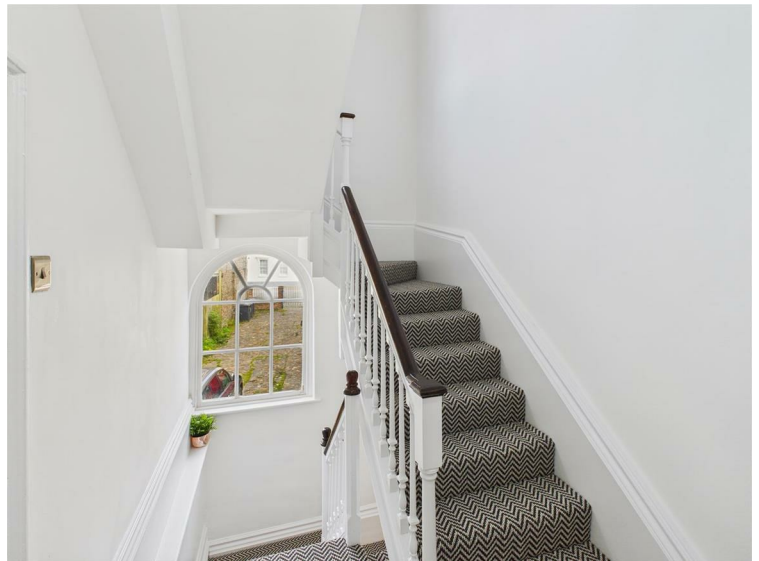
The kitchen features a brand new range of striking dark units and beautiful veined marble work surfaces and upstands. The kitchen features a undercounter ceramic sink with mixer tap, integrated oven with four ring electric hob above, dishwasher and a larder fridge/freezer. Again beautiful coving to the ceiling with complete with ceiling rose and a sash window to the rear.



## FIRST FLOOR

### LANDING

With further staircase leading to the second floor off. A stunning arched window has an aspect to the rear.





## LIVING ROOM

A sumptuous room with beautiful coving, ceiling roses and archways to the alcoves of the chimney breast which houses a delightful fire surround with cast insert. Two designer radiators, sash windows to front elevation.



## BEDROOM 3

With coving and ceiling rose, designer radiator, sash window to rear elevation.



## SECOND FLOOR

## LANDING



## BEDROOM 1

Period cast fire surround, designer radiator, recessed downlights to ceiling, sash window to front elevation.



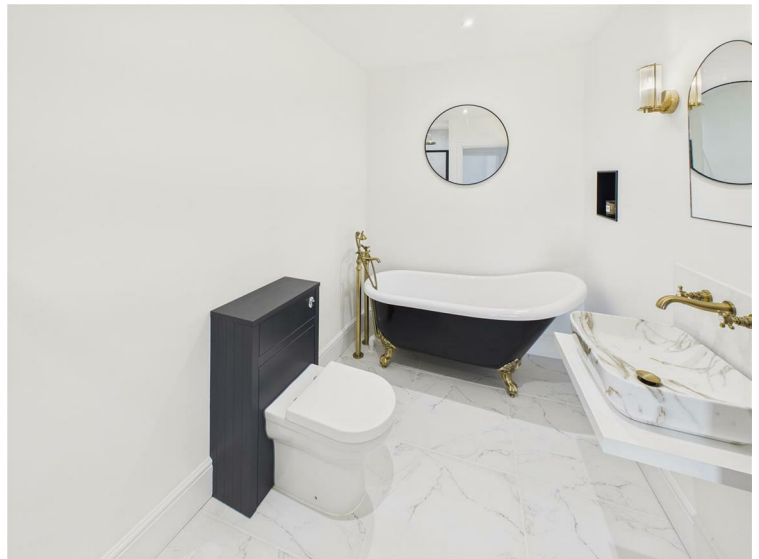
## BEDROOM 2

With beautiful ornate cast fire surround. Two sash windows to rear, corning to ceiling. Access to roof void.



## BATHROOM

A newly installed striking bathroom suite featuring a stunning slipper style claw footed bath with antique style mixer tap. Designer porcelain wash hand basin on plinth, with antique style bath from the wall, concealed flush WC, shower cubicle with both handheld and rain head shower system, complete with tiled surround. Heated towel rail, tiling to the floor.



## OUTSIDE

Opposite the front aspect is a shared front garden bounded by period railings plus non allocated parking spaces. To the rear is a courtyard style garden with pedestrian access for the neighbouring properties. There is also a gated shared courtyard, accessed from Posterngate, which provides secure parking.

## SERVICES

The property has mains electricity, water and drainage connected. There is an existing high speed fibre broadband connection.

## HEATING

Electric heating to radiators.

## GLAZING

Single glazing, predominantly sash windows.

## TENURE

Freehold

## COUNCIL TAX BAND

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

## 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.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## 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.

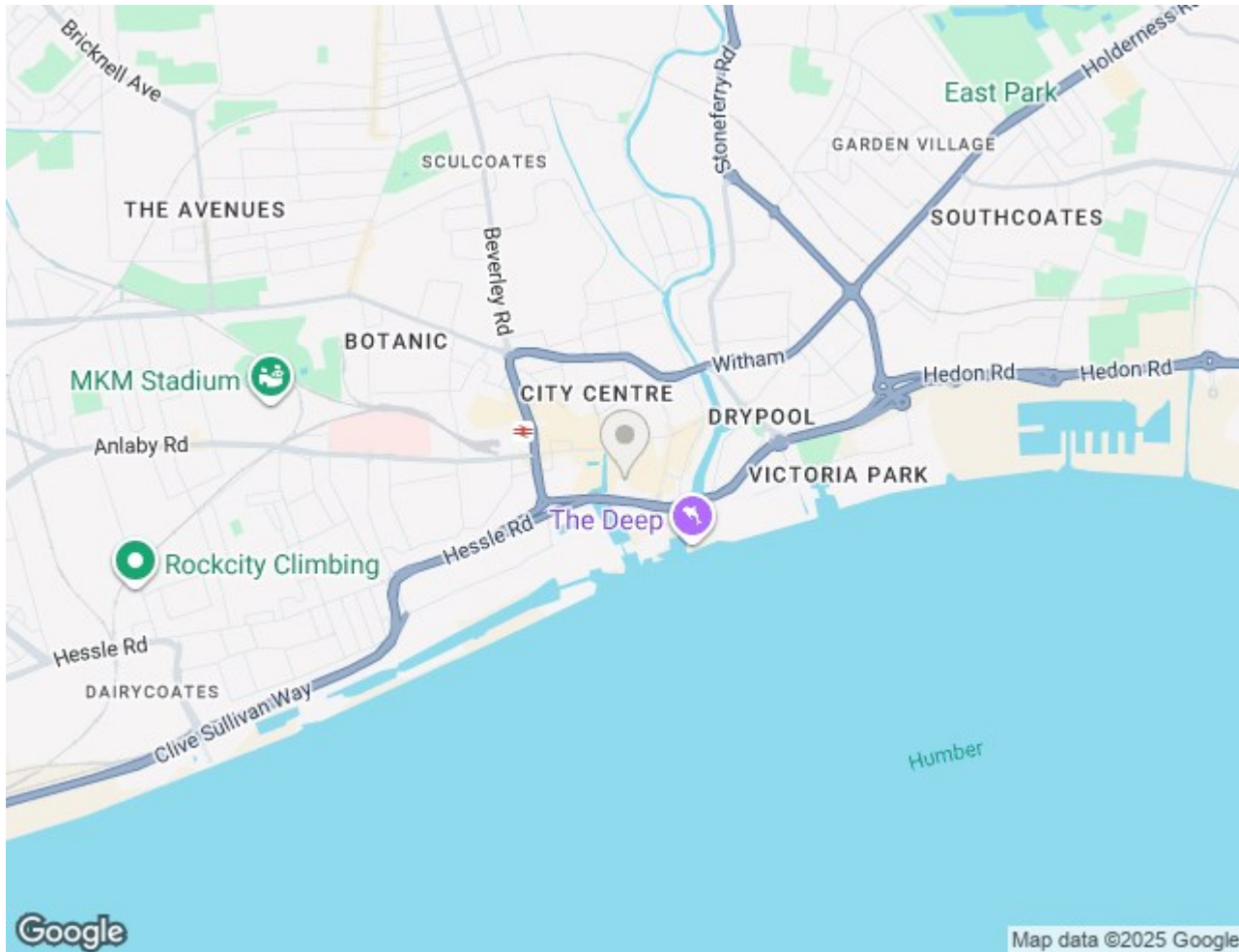
## PHOTOGRAPH DISCLAIMER

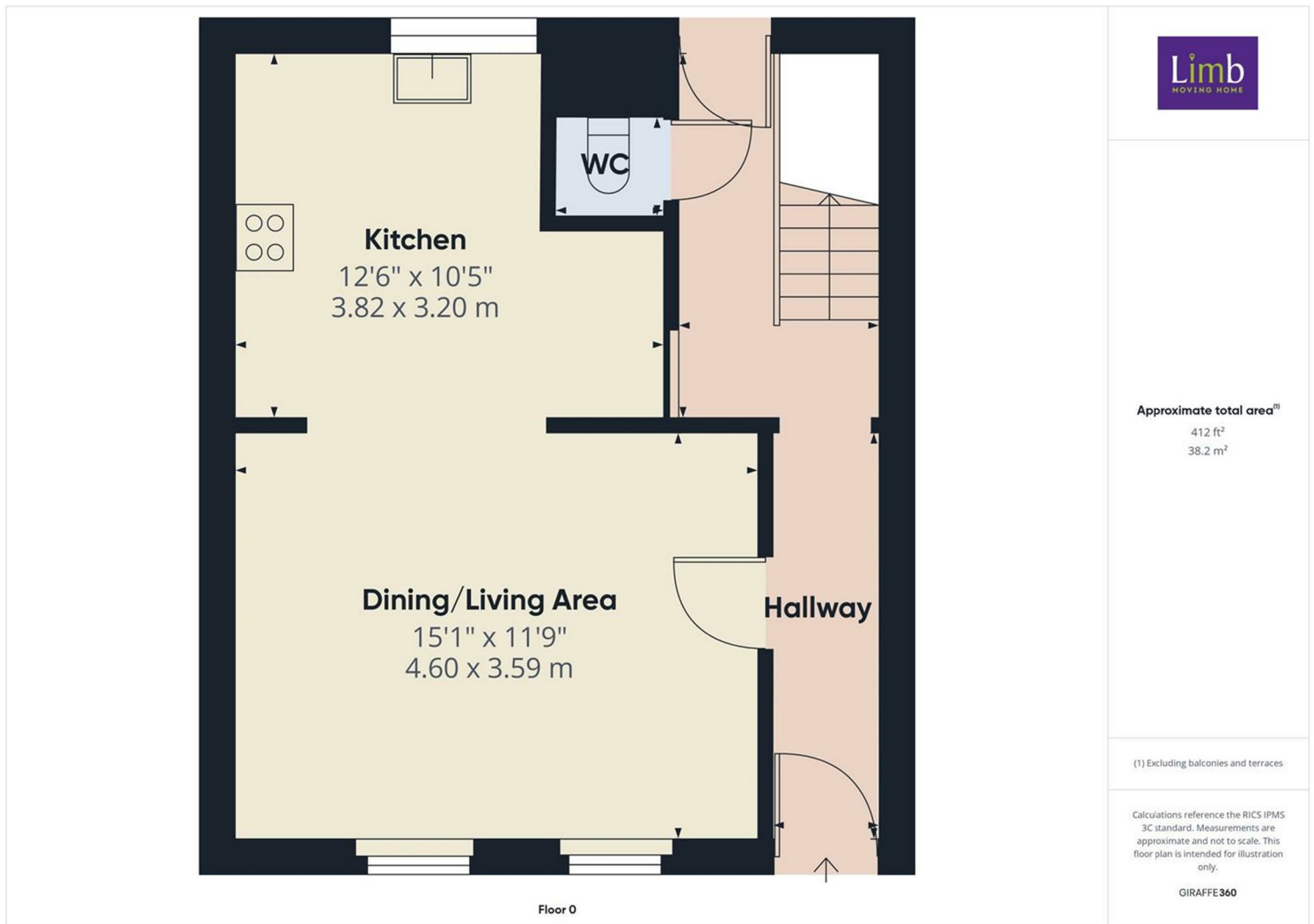
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

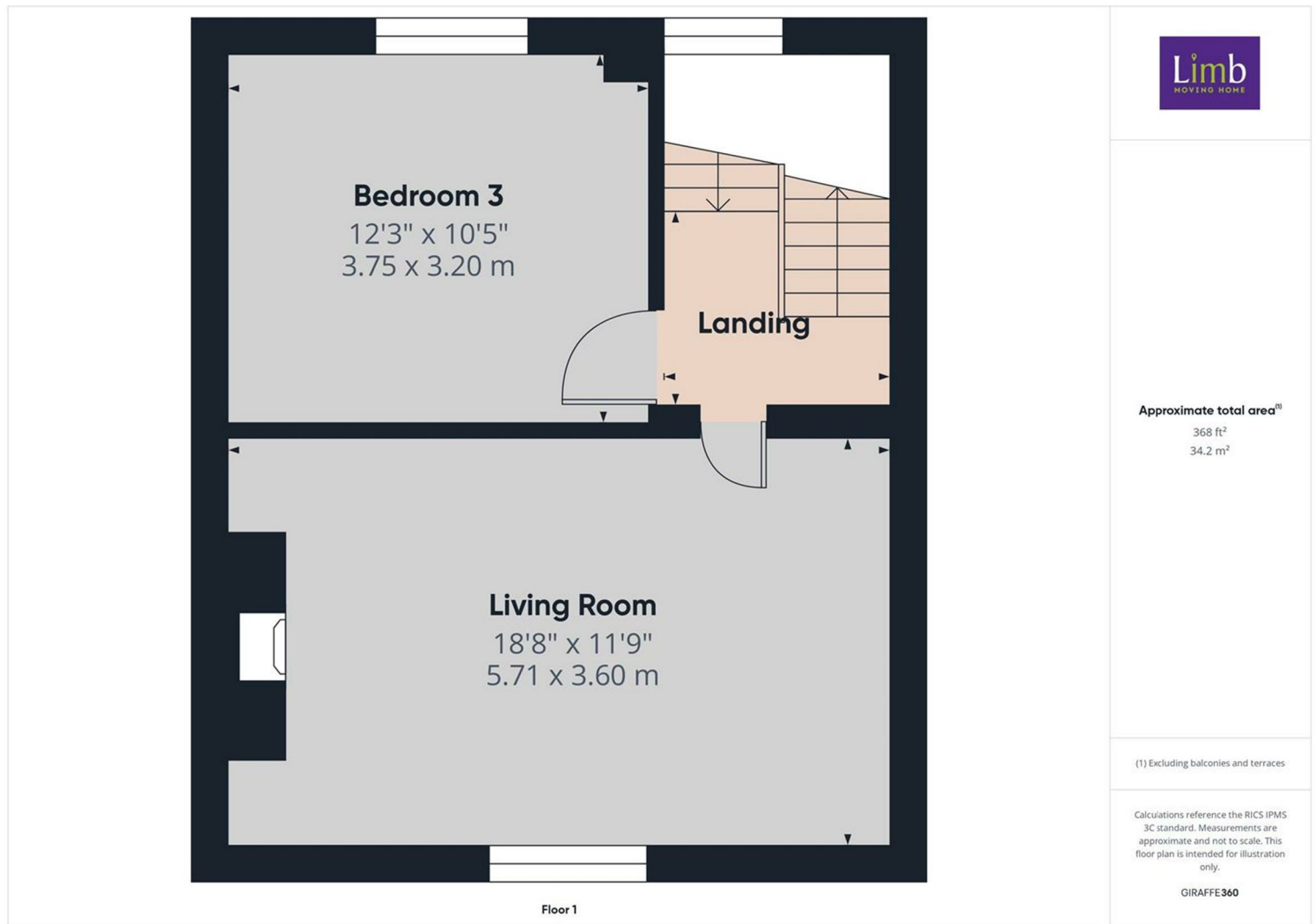
## VIEWING

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

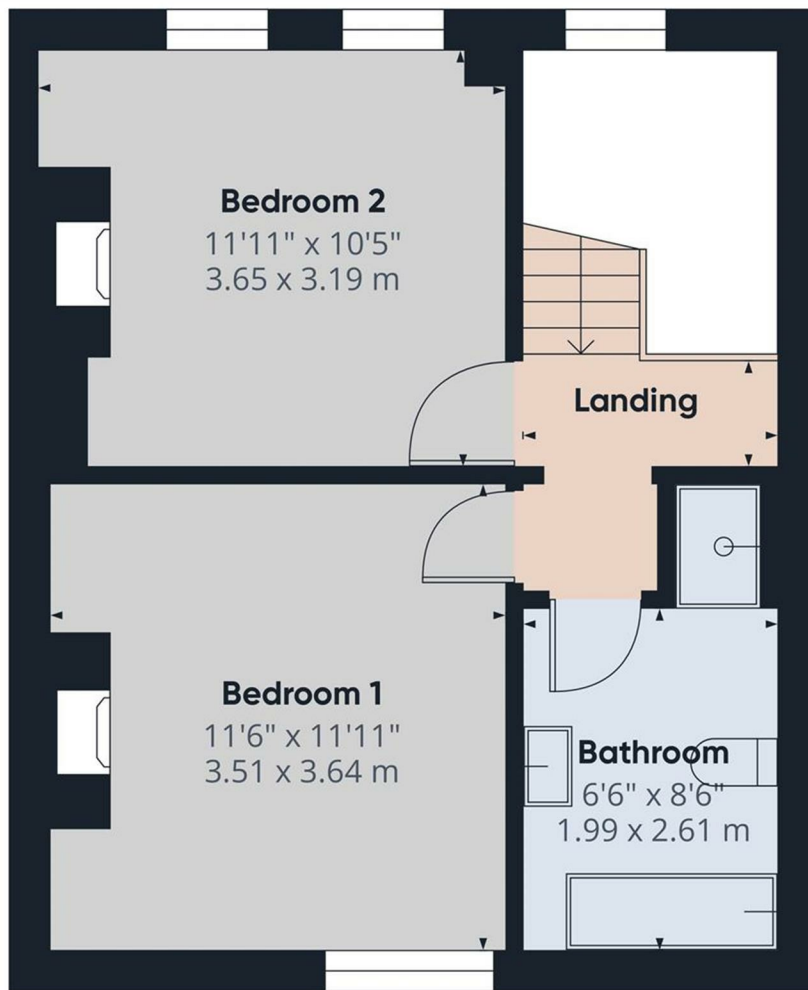












Floor 2




Approximate total area<sup>(1)</sup>  
339 ft<sup>2</sup>  
31.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## 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>	44	50
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	