



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## Flat 9 45 Percy Street, Hull, HU2 8BU

### £110,000

CENTRAL HULL LOCATION – MODERN & REFURBISHED – SPACIOUS & INVITING

Welcome to this charming flat located on Percy Street in the heart of Hull. This modern apartment offers a delightful city lifestyle, perfect for those who appreciate the vibrancy of urban living. With one spacious reception room, this flat provides an inviting area for relaxation and entertainment.

The property features one well-appointed bedroom, ideal for a single occupant or a couple seeking a comfortable retreat. The bathroom is thoughtfully designed, ensuring convenience and style. Recently refurbished, this flat boasts contemporary finishes and a fresh aesthetic, making it a wonderful place to call home.

Situated in central Hull, residents will enjoy easy access to a variety of shops, restaurants, and cultural attractions, all within walking distance. This prime location allows for a seamless blend of comfort and convenience, making it an excellent choice for anyone looking to immerse themselves in the lively atmosphere of the city.

In summary, this flat on Percy Street is a perfect opportunity for those seeking a modern, spacious living space in a central location. Don't miss the chance to experience the best of city living in this beautifully refurbished apartment.

### **LIVING AREA/KITCHEN**

*16'2 x 14'11 max (4.93m x 4.55m max)*

Base to eye level units, electric oven and hob with overhead extractor fan, complimentary work top surfaces, sink and draining unit, integral fridge freezer

### **BEDROOM**

*12'3 x 11'7 max (3.73m x 3.53m max)*

### **BATHROOM**

*6'11 x 4'11 max (2.11m x 1.50m max)*

Walk in shower, low level w/c, vanity hand basin, heated towel rail

### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band "B" (change as needed).

### **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.

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **TENURE**

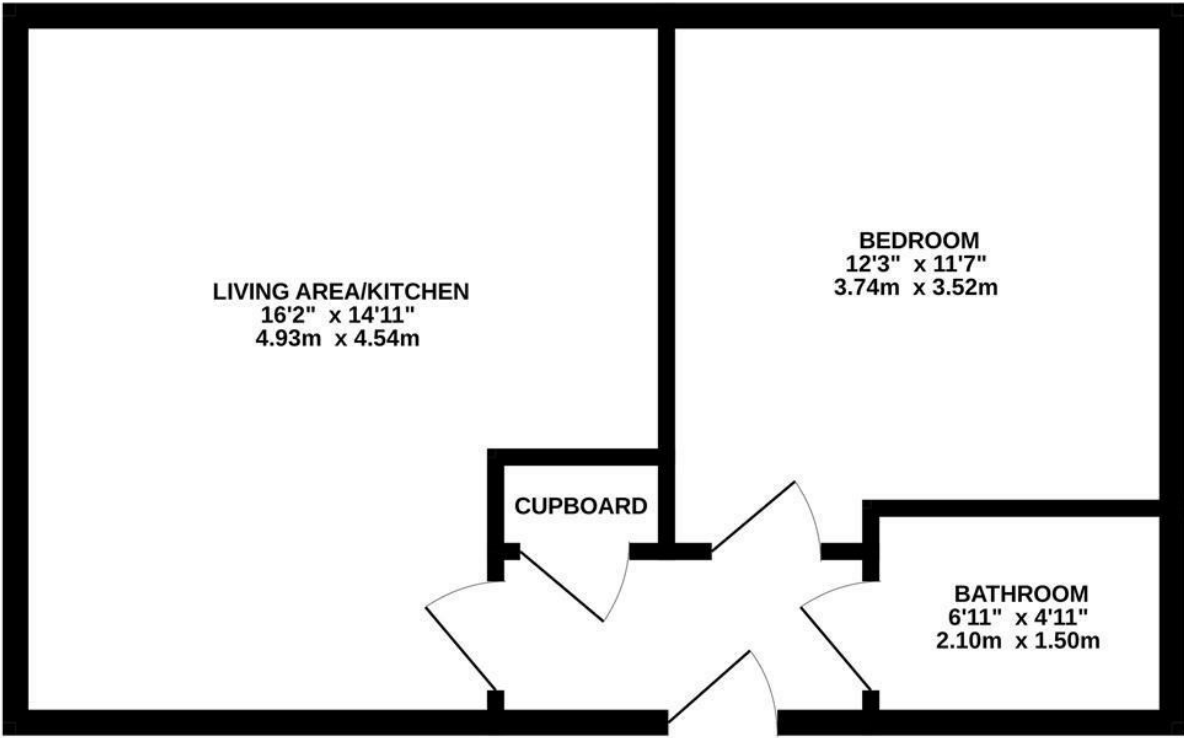
Symonds + Greenham have been informed that this property is Leasehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

### **VIEWINGS**

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

GROUND 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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