



SYMONDS + GREENHAM

Estate and Letting Agents



Flat 9 45 Percy Street, Hull, HU2 8BU £110,000

CENTRAL HULL LOCATION – MODERN & REFURBISHED – SPACIOUS & INVITING - TENANT CURRENTLY IN SITU

ATTRACTIVE 6.5% YEILD BASED ON PURCHASE PRICE OF £110,000

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

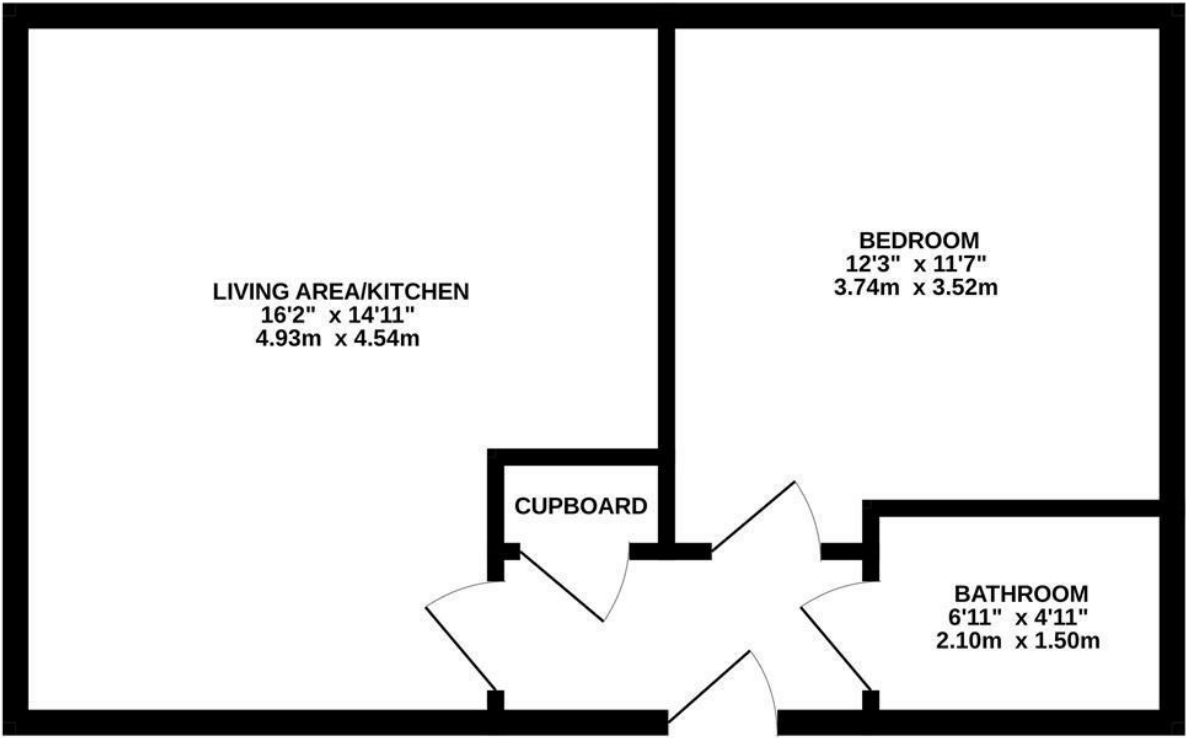
Symonds + Greenham have been informed that this property is Leasehold.

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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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

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

