



George Street, Hull

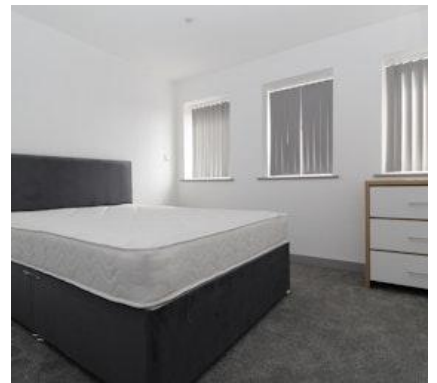
Guide price £90,000

Key Features

- ✓ Vacant Possession
- ✓ Sought-after location
- ✓ Spacious double bedroom
- ✓ Openplan kitchen and dining area
- ✓ Leasehold
- ✓ EPC rating D

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 **northwood**
Over & Above



Offering a convenient lifestyle in a sought-after location, this one-bedroom flat presents an excellent opportunity for first time buyers and investors alike. Located within easy reach of public transport links and a range of local amenities, the property is ideally situated to make the most of everything the area has to offer.

The flat comprises a spacious double bedroom and a modern bathroom featuring a heated towel rail. The open-plan kitchen is designed to maximise both function and comfort, benefitting from generous natural light and a dedicated dining space—ideal for casual meals or entertaining. The space is thoughtfully arranged to create a welcoming and practical environment.

With an EPC rating of D and a council tax band A, the property offers manageable ongoing costs and energy usage. The communal areas of the building are well maintained and provide secure entrance access for added peace of mind.

Whether commuting into the city, enjoying the nearby parks, or exploring the array of shops and restaurants within walking distance, this property offers all the essentials for comfortable urban living.



Location

This property is located in the city centre perfect for city centre living. Close to local amenities and public transport links.

External Approach

The communal door has a secure coded entry system. The building has stairs and lifts to get access to all floors.

Entrance Hall

Entry via a UPVC door, spacious hall with wood effect laminate flooring, providing access to all rooms. There is a intercom to allow visitors into the building and storage heater.

Kitchen/Lounge

18.6m x 14.8m (61'0" x 48'7")

With 8 windows in total adding lots of natural light into the room. Fitted with a range of modern base, wall and drawer units in light grey, contrasting wood effect laminate work surfaces and upstands. Incorporating electric oven and electric hob with extractor hood above. Stainless steel sink and drainer with mixer tap over. integral appliances. Wood effect vinyl to flooring and grey carpet and electric panel heaters.

Bathroom

6.9m x 4.1m (22'7" x 13'6")

Comprising of modern shower cubicle, black high gloss vanity unit with white sink, stainless steel water fall mixer tap and low flush w/c. Extractor fan. Wood effect vinyl flooring and towel heater

Bedroom

11.1m x 9.7m (36'5" x 31'10")

A good size double bedroom 3x windows. Carpet laid to flooring and electric panel heater.

Services

Water, electricity and drainage are connected to the property. Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

Heating

The property has the benefit of a panel electric heaters

Tenure

Leasehold 999 years as of 20/11/2023

Council Tax

Council Tax is payable to the Hull City Council. From our enquiries we have established that the property is shown in the Council Tax Property Bandings List in Valuation Band ' A '

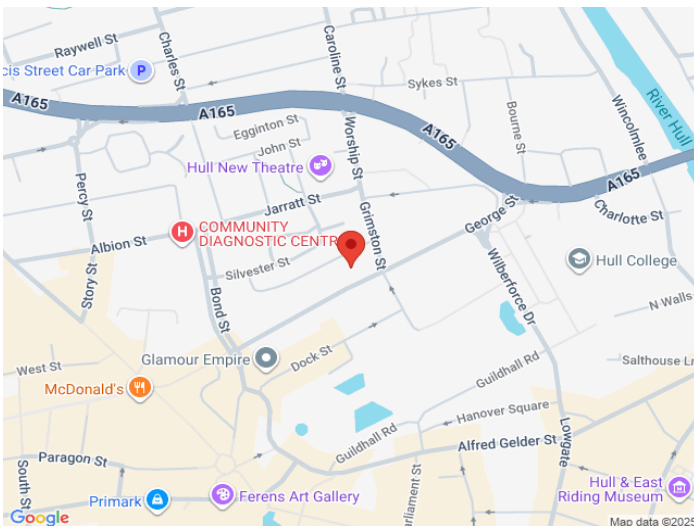


Floor Plan

Floor area 50.1 sq.m. (539 sq.ft.)

Total floor area: 50.1 sq.m. (539 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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