



19, Dock Street, Hull, HU1

Asking Price £115,000











# 19, Dock Street, Hull, HU1

Presenting an exceptional upper-floor apartment, now available for sale. Nestled in the vibrant heart of Hull city centre, this residence features a spacious entrance hall, currently utilized as a refined study space, an open-plan kitchen, dining, and living area, a well-appointed bedroom, and a modern bathroom. Additionally, the property boasts a private balcony, perfect for outdoor enjoyment.

Service Charge: £102 PCM  
Ground Rent: £150 ANNUALLY  
986 years left on the lease

Located down the desirable Dock Street, conveniently situated in the heart of Hull City Centre, it offers lots of shops, restaurants and historical buildings. You can find everything from big-name stores to cosy cafes, all within walking distance, It's a great place to live and experience the heart of the city!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY FEATURES

- UPPER FLOOR APARTMENT
- 1 BEDROOMS
- OPEN PLAN LIVING
- NO CHAIN
- BALCONY
- LEASEHOLD

# DETAILS

## Entrance Hall

With laminate flooring, radiator, double glazed window, doors leading to the kitchen, bathroom and bedroom.

## Kitchen/Diner

With laminate flooring, storage cupboard, oven, integrated microwave, undermounted sink, quartz work surfaces, hob, extractor fan and open plan to living area.

## Living Area

With laminate flooring, radiator and patio doors leading to the balcony.

## Bedroom 1

With carpet flooring, radiator and double glazed window.

## Bathroom

With tiled flooring, bath tub, shower attachment, radiator, wash hand pedestal basin and WC.

## Lease Details

Service Charge: £102 PCM Ground Rent: £150 ANNUALLY 986 years left on the lease

## Viewings

Strictly by appointment with selling agents. Please contact Wigwam Homes today to book your viewing.

## Fixtures & Fittings

Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.

## Free Market Appraisals / Property Valuations

We at Wigwam Homes are delighted to offer any homeowner a

FREE no obligation valuation on your property. Call today to book! Interested in selling? We offer zero tie-in periods and no-sale NO-fee! Call us now on 01482 50 51 52 to book a valuation.

## Free Mortgage Consultations

At Wigwam Homes we have our own independent mortgage advisors with access to over 90 lenders. With so many mortgage products on the market, an independent advisor can show you all the various options and help you discover which one is right for you. We can also help with any property, income and personal insurances which you may need to complete your mortgage application.

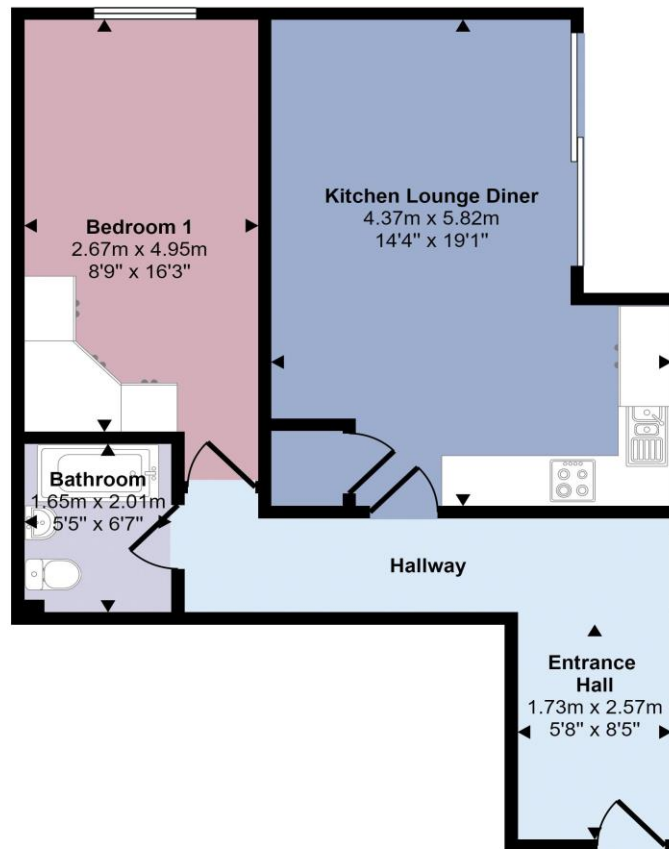
## About Us

At Wigwam Homes we take pride in the success we achieve for our clients. Whether it is selling your properties, finding your forever home, searching for a long-term rental investment or looking to profit from onward selling, the Wigwam team is here to guide you through the housing market.

## Disclaimer

Here at Wigwam Homes we try to ensure that all information in the advertisements are correct. However, we do advise any potential buyers to conduct their own viewing. The Agent has not checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure.

Approx Gross Internal Area  
53 sq m / 567 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.