



**Clowes Buildings New George Street, Hull HU2 8AU**

**Welcome to**

**Clowes Buildings New George Street, Hull**

Discover a convenient and comfortable 2 bedroom ground floor flat close to the city centre. This move-in ready property boasts a spacious lounge, well-equipped kitchen, and a low-maintenance rear garden. With easy access to local amenities, bus routes and Hull Paragon Station.



### **Entrance Hall**

UPVC style door to the side, two storage cupboards and a radiator.

### **Lounge**

16' x 10' 6" max ( 4.88m x 3.20m max )

Two double glazed windows to the front, radiator and coving to the ceiling.

### **Kitchen**

9' 10" x 7' 9" ( 3.00m x 2.36m )

Fitted kitchen with a range of wall and base units, work surfaces, gas cooker point, stainless steel sink, tile splashback, plumbing for an automatic washing machine, radiator, extractor fan, coving to the ceiling, double glazed window to the rear and double glazed door to the rear.

### **Bedroom 1**

10' 4" x 10' 9" ( 3.15m x 3.28m )

Two double glazed windows to the front, double glazed door to the front and a radiator.

### **Bedroom 2**

9' 11" x 10' 11" max ( 3.02m x 3.33m max )

Double glazed window to the rear, storage cupboard and a radiator.

### **Bathroom**

Bathroom with panelled bath with shower over, vanity W/C and wash hand basin, towel style radiator, tiled walls, tiled floor, extractor fan and double glazed window to the rear.

### **Rear Garden**

Concrete yard with storage box and fence surround.



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## Welcome to

### Clowes Buildings New George Street, Hull

- 2 Bedroom Ground Floor Flat
- Low Maintenance Rear Garden
- Communal Area
- Ideal Location
- Local Amenities Close By

Tenure: Leasehold EPC Rating: Awaiting

# £70,000

### Directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NEA118783](https://www.williamhbrown.co.uk/Property/NEA118783)

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Mar 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
NEA118783 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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