



**The Sawmill Dock Street, Hull HU1 3AH**

***Welcome to***

**The Sawmill Dock Street, Hull**

Situated in this ever popular location, this 2 bedroom second floor apartment is based right in the heart of Hull City Centre.



**Communal Hall**

Intercom system and stairs to the second floor.

**Private Entrance Hall**

Boiler, cupboard, radiator and wood grain effect flooring.

**Lounge/Kitchen**

23' x 11' ( 7.01m x 3.35m )

Double glazed sliding doors to the balcony, wood grain effect flooring and a radiator.

**Kitchen Area**

Fitted kitchen with a range of wall and base units, work surfaces, electric hob, electric oven with hood over, stainless steel sink, tile splashback and plumbing for an automatic dishwasher.

**Bedroom 1**

14' x 9' into wardrobes ( 4.27m x 2.74m into wardrobes )

Double glazed window, built in wardrobes with bedside cabinets and a radiator.

**Bedroom 2**

15' max x 9' ( 4.57m max x 2.74m )

Double glazed doors to the balcony, built in wardrobes and a radiator.

**Rear Garden**

Communal garden to the rear.



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## Welcome to

### The Sawmill Dock Street, Hull

- 2 Bedroom Second Floor Apartment
- Located In Hull City Centre
- Lots Of Potential
- Local Amenities
- Spacious Living Area

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £90,000

### 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

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Property Ref:  
NEA119523 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01482 447748**



[NewlandAvenue@williamhbrown.co.uk](mailto:NewlandAvenue@williamhbrown.co.uk)



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**