





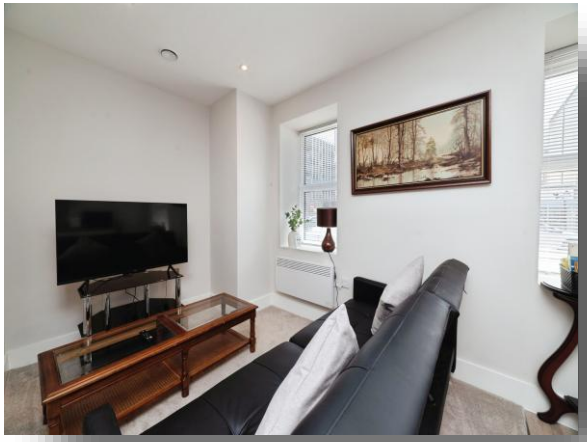
Criterion House George Street, Hull HU1 3BA

william h brown

welcome to

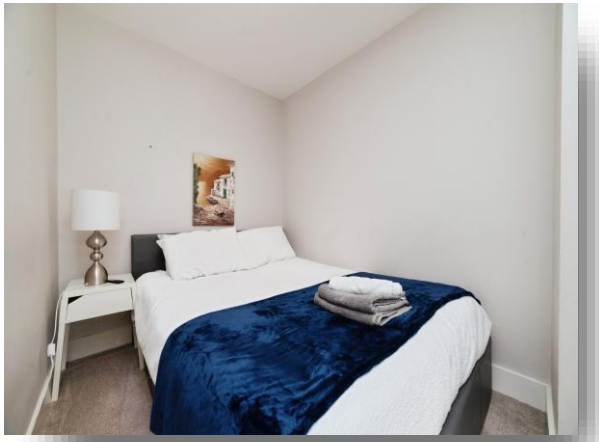
Criterion House George Street, Hull

Sold with tenants in situ. Newly built and finished to a high standard, the property is conveniently situated close to a wide range of local amenities, shops, restaurants, and transport links.



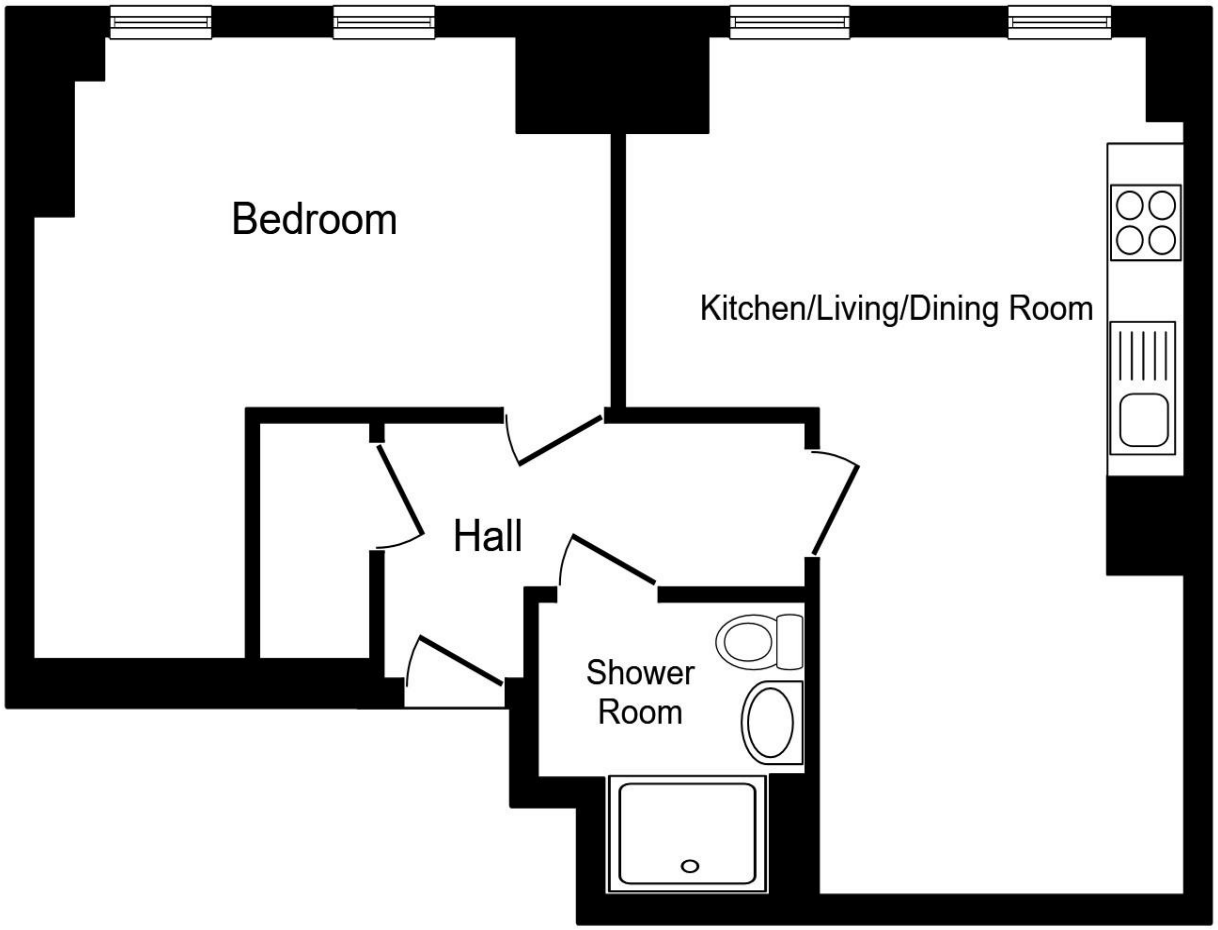












Total floor area 48.9 m² (526 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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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Entrance Hall

Open Plan Lounge/ Kitchen

20' 5" x 14' 2" (6.22m x 4.32m)

Bedroom 1

14' 9" x 13' 4" (4.50m x 4.06m)

Bathroom

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Criterion House George Street, Hull

- Sold with tenants in situ
- Newly built and modernised throughout
- Contemporary open-plan living space
- Modern fitted kitchen and bathroom
- Bright and spacious accommodation

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 1500.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 447748.

£124,990





Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA120742

The Property Ombudsman

Property Ref:
NEA120742 - 0005

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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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.