



**The Binding House 22-28 George Street**  
Hull

Guide Price £110,000

**WIGWAM**

The Binding House 22-28 George Street  
Guide price - £110,000 - £120,000

- 1 Bedroom apartment
- Recently renovated throughout
- City centre location
- Available with no chain
- 9% gross yield

Beautifully presented and recently renovated throughout, this stylish one-bedroom apartment offers an exceptional opportunity for first-time buyers or investors seeking a home in a prime central location.

The property boasts a high standard of finish, featuring a spacious open-plan living and dining area that is perfect for both relaxing and entertaining.

The modern, well-equipped kitchen includes contemporary appliances and ample storage, while the generously sized bedroom provides peace and privacy with plenty of natural light. The sleek bathroom is designed with quality fixtures and a fresh, modern aesthetic.

Situated moments from a wide range of local amenities, shops, and excellent transport links, this apartment is ideal for those who value convenience and vibrant city living.



With the added advantage of being offered with no onward chain, this property is ready to move into and enjoy immediately or be an easy transition for an investor to bring to the rental market.

With a market rent of £825 pcm, this will give a gross yield of around 9% based on a purchase price of £110,000.

#### Kitchen/Lounge

With laminate flooring, shaker style kitchen units, integrated appliances including fridge freezer, oven, hob, ample space for sofa and dining table, radiator, and 2 windows.

#### Bathroom

With laminate flooring, panelled walls, wash basin on vanity unit, walk in shower, toilet, and towel radiator.

#### Bedroom

With carpet, radiator, and windows.

#### Lease details

248 years remaining

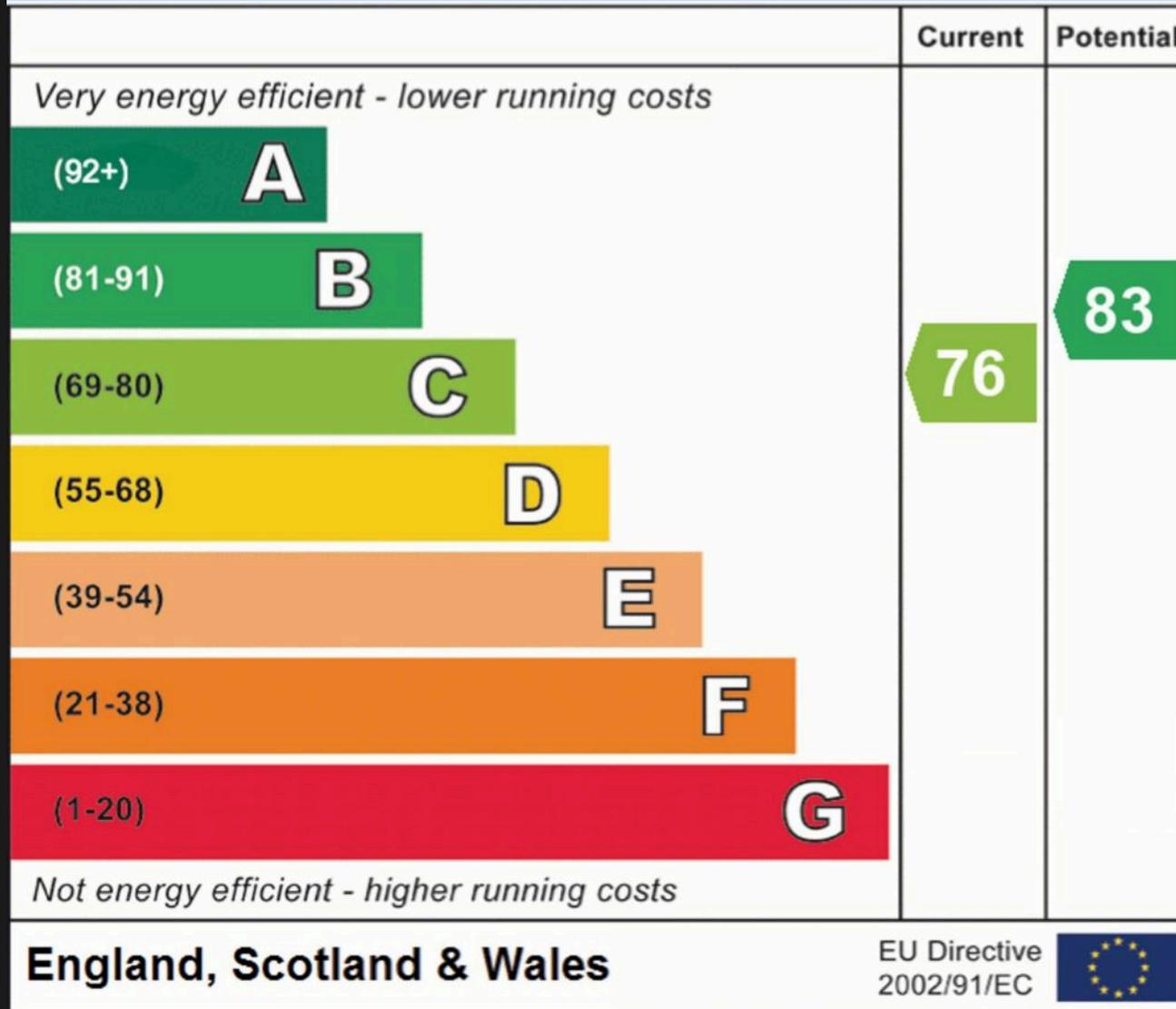
Service charge is £1293 per year

Ground rent £90.00 per year





# Energy Efficiency Rating



**Wigwam**

Block A, Unit 7B, Flemingate, Beverley - HU17 0NQ

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