



Criterion House George Street, Hull HU1 3BA

welcome to

Criterion House George Street, Hull

A modern one bedroom ground floor flat located in the heart of the city centre, offering stylish and contemporary living. 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.



Entrance Hall

With a door leading into the property, a storage cupboard and plumbing for a washing machine.

Open Plan Lounge/ Kitchen

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

Housing a fitted kitchen with a range of wall and base units, complementing work surfaces, a stainless steel sink and drainer unit, an integrated electric oven, an integrated electric hob, a cooker hood, an integrated dish washer, an integrated fridge freezer, an electric radiator and two double glazed windows to the front.

Bedroom 1

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

With a electric heater and two double glazed windows to the front.

Bathroom

With a W/C, a wash hand basin, a walk in shower and a ladder radiator.



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Criterion House George Street, Hull

- One bedroom ground floor flat
- 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.

£145,000

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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA120742 - 0002

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.

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.



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