



SYMONDS + GREENHAM

Estate and Letting Agents



7 Grammar School Yard Fish Street, Hull, HU1 1SE

£130,000

SUPERB TWO BED FIRST FLOOR APARTMENT - MODERN AND STYLISH - CENTRAL CITY CENTRE LOCATION - ALLOCATED PARKING - CLOSE TO AMENITIES IN THE OLD TOWN AND THE MARINA

Situated in the heart of Hull's historic Old Town, this superb two bedroom first floor apartment offers a fantastic opportunity for anyone seeking stylish city centre living. The location is second to none, with Humber Street and the Marina just a short stroll away, while the Minster and an excellent range of bars, cafés and restaurants are all close by. With so much on the doorstep, it's perfect for those who enjoy the buzz of urban life with the added benefit of a secure home retreat.

The property itself has been well maintained and is presented in lovely condition throughout. Finished with a modern and stylish décor, it offers a great sense of space and light. The accommodation comprises: welcoming entrance hall, a sleek shower room with walk in shower, two comfortable double bedrooms, a modern fitted kitchen and a generously sized open plan living area that's ideal for entertaining or relaxing after a busy day.

Externally, the apartment benefits from its own allocated parking space — a rare advantage in such a central location — making it convenient for both professionals and those who want easy access out of the city. Whether you're looking for your own home or a low maintenance investment, this property is well worth viewing.

BOOK YOUR VIEWING NOW!

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band B.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

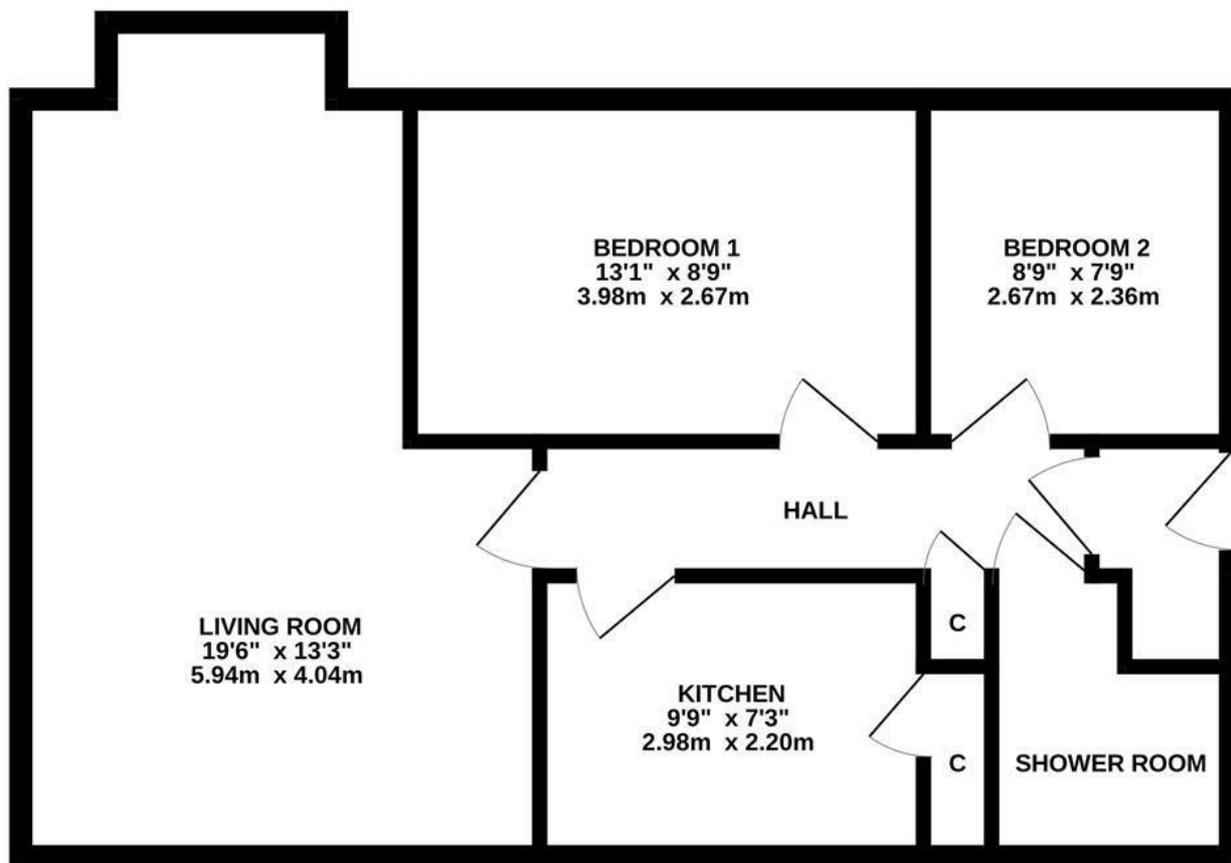
Symonds + Greenham have been informed that this property is Leasehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Current: 71 Potential: 81

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC