



The Binding House 22-28 George Street
Hull

Guide Price £100,000 – £110,000

WIGWAM

- Price – £100,000 – £110,000
- 1 Bedroom leasehold apartment – First floor with lift
- Available with no chain for a smooth buying process
- City centre location with easy access to local cafes, bars, restaurants and transport links
- Open plan kitchen/living room with integrated appliances and bathed in natural light
- Sash windows with secondary glazing throughout to retain a quiet indoor ambience
- Contemporary shower room with walk in shower and panelled surround
- Gross yield of 9.9%

Guide price – £100,000 – £110,000 – Beautifully presented and ready to move into, this stylish one bedroom leasehold apartment offers a fantastic opportunity for first-time buyers and investors alike, with a potential gross yield of 9.90% and the added benefit of being available with no chain for a smooth and efficient buying process.

Perfectly situated in the heart of the city centre, the property is just moments from a vibrant array of local cafes, bars, restaurants, and excellent transport links, making it ideal for those seeking the convenience and excitement of urban living.



Step inside to discover a thoughtfully designed open plan kitchen and living area, where integrated appliances and sleek cabinetry combine with an abundance of natural light streaming through elegant sash windows (fitted with secondary glazing throughout) to create a peaceful and inviting space for both relaxing and entertaining.

The spacious double bedroom offers comfort and tranquillity, complemented by a contemporary shower room featuring a walk-in shower with a modern panelled surround and high-quality fixtures.

Every detail has been considered to provide a high standard of living, from the well-equipped kitchen to the quiet indoor ambience that makes this apartment a true retreat from the bustle of city life.

With its prime location, modern finishes, and excellent investment potential, viewing is strongly recommended to fully appreciate all that this exceptional home has to offer.

With a market rent of £825 pcm, this will give a gross yield of around 9.90% based on a purchase price of £100,000.

Lease details
248 years remaining

Service charge is £1293 per year

Ground rent £90.00 per year



Kitchen/Lounge

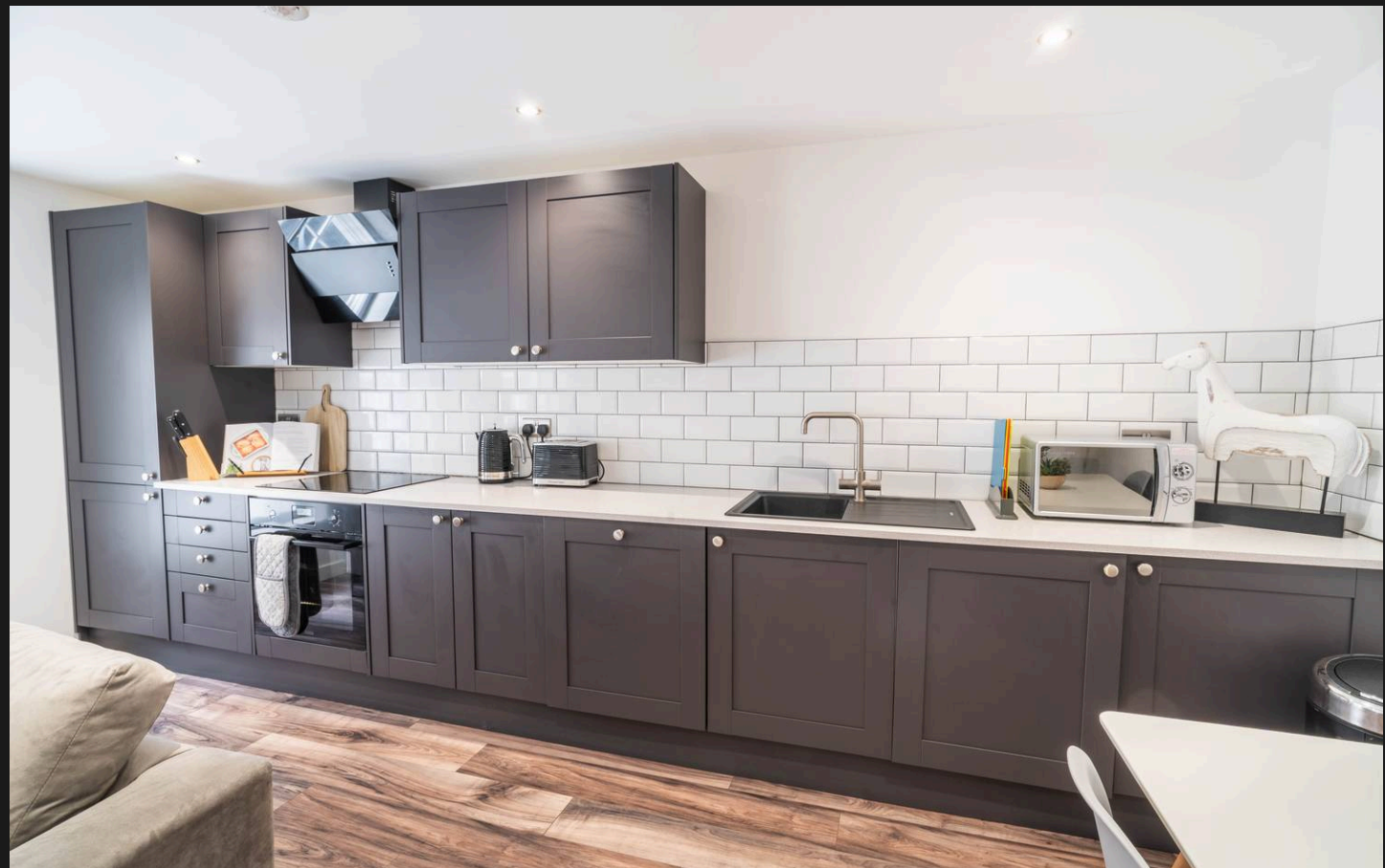
With laminate flooring, shaker style kitchen units, integrated appliances including fridge freezer, oven, hob, ample space for sofa and dining table, radiator, and 2 windows.

Bathroom

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

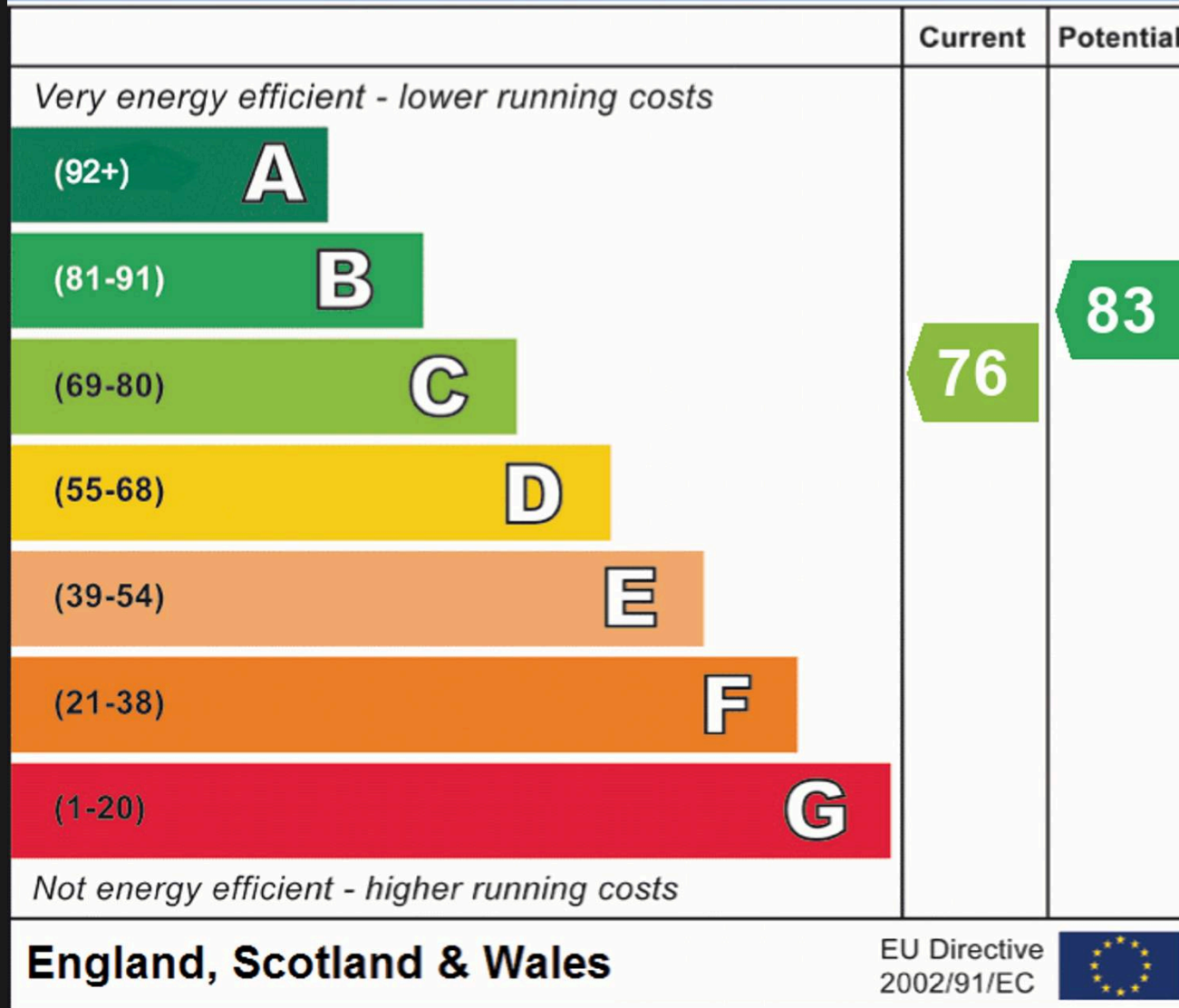
Bedroom

With carpet, radiator, and windows.





Energy Efficiency Rating



Wigwam

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