



13 GRAMMAR SCHOOL YARD, HULL HU1 1SE

Studio apartment located in the heart of Hull's Old Town, only a stones throw away from the popular Marina area. Offered with no forward chain but being in need of some modernisation this property offers an ideal investment opportunity!

Asking price : £45,000

This ground-floor studio apartment sits within the Grammar School Yard development, right in the heart of Hull's historic Old Town. The area offers a blend of period charm and modern convenience, this property is perfectly positioned for city living. The property is in need of modernisation but presents an excellent opportunity for first-time buyers, professionals, or investors seeking a home in one of Hull's most sought-after locations. Step outside and you're moments away from the vibrant Trinity Square, Princes Quay and Humber Street offering a wealth of restaurants, bars and entertainment facilities. Humber Street, the Marina, and Hull's railway station are a short distance away, placing culture, dining, and excellent transport links right on your doorstep. The apartment also provides superb access to the A63 and the wider motorway network, making it ideal for commuters.

Communal Entrance Hall Communal entrance providing access to all apartments within the development. Entrance Hall A welcoming entrance hall giving access to the kitchen, bathroom, and main living/bedroom space.

Living/Bedroom Area A A bright and versatile open-plan space suitable for both living and sleeping arrangements. Includes fitted wardrobes and offers flexibility for various furniture layouts.

Kitchen In need of modernisation but currently comprises a range of base and wall units. Space and plumbing for washing machine.

Bathroom Tiled walls and fitted suite comprising a low flush WC, pedestal basin, and bath with shower shower over.

GENERAL REMARKS AND STIPULATIONS

Service Charges: We are advised by the building management company the service charge for 2026 is £1360.00 per annum and there is currently 86 years left on the lease.

Tenure and Possession: The property is Leasehold and vacant possession will be given upon completion.

Council Tax: We are advised by Hull City Council that this property is Band A.

Services: Please note we have not tested the services of any of the equipment or appliances in this property.

Accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans The floorplans within these particulars are for identification purposes only, they are representational and not to scale.

Accuracy and proportions should be checked by prospective purchasers at the property. Hours of Business Monday to Friday, 9.00am to 5.30pm. Viewing

Please contact Brown & Co's Humber Office. Agents Note In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed

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