SYMONDS + GREENHAM

*Estate and Letting Agents*










# 48 Grammar School Yard, Fish Street, Hull, HU1 1SE
# £120,000

Symonds and Greenham are delighted to present this smart and well presented two bedroom first floor apartment, situated on Grammar School Yard in the heart of Hull's historic Old Town. Surrounded by charming cobbled streets and an excellent selection of independent shops, restaurants, bars and cafes, the property enjoys a fantastic central location, just a short stroll from the vibrant Humber Street area and the city centre's many attractions. With excellent transport links and convenient access to the A63, this lovely apartment is sure to appeal to a wide range of buyers, particularly first time buyers, professionals and those looking to enjoy the convenience of city centre living.

Internally, the apartment is tastefully decorated and well maintained throughout, offering a smart and welcoming living environment. The accommodation comprises an entrance hall, a fitted kitchen and a comfortable living room providing a lovely space to relax and unwind. There are two generously sized bedrooms, offering flexibility for guests or those working from home, alongside a well presented bathroom.

The property also benefits from a parking space, a particularly valuable addition in such a central location.

Combining stylish, low maintenance living with an enviable Old Town setting, this fantastic apartment is not to be missed. Early viewing is highly recommended!

## COUNCIL TAX BAND
Symonds + Greenham have been informed that this property is in Council Tax Band A.

## 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.

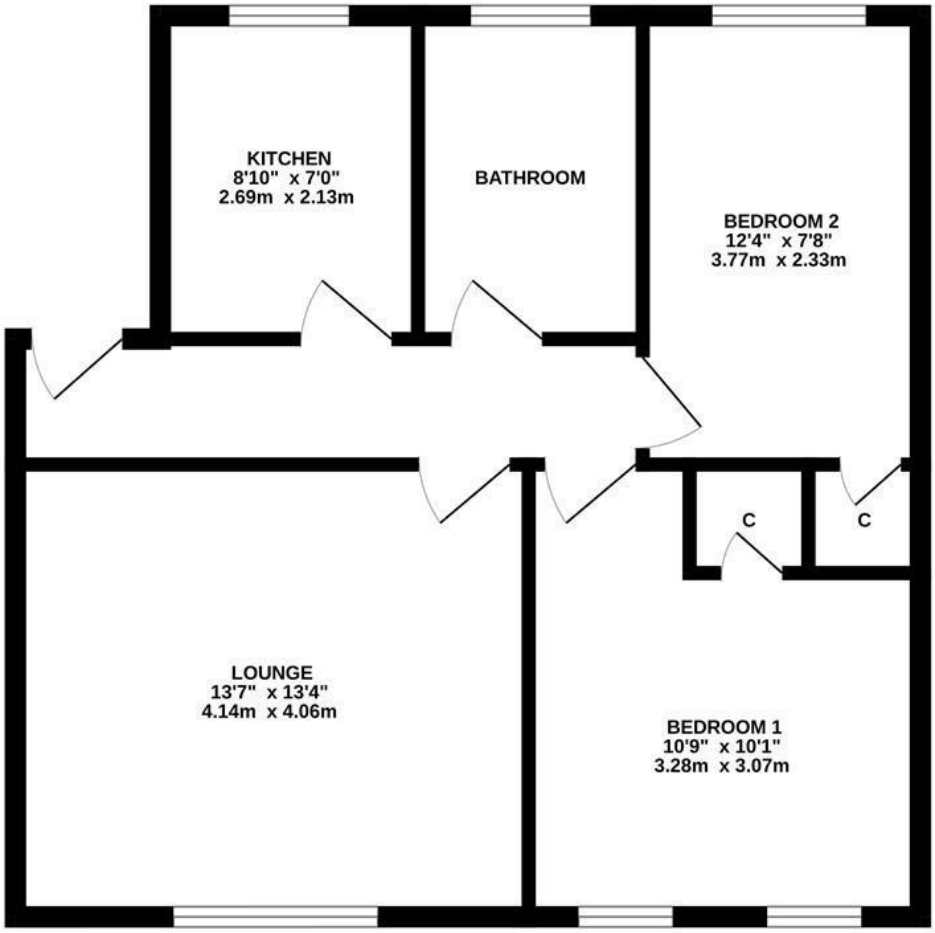
## DOUBLE GLAZING
The property has the benefit of double glazing.

## FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

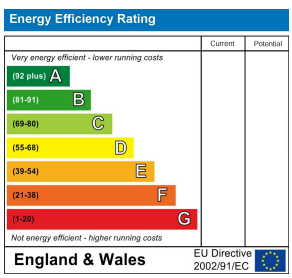
## TENURE
Symonds + Greenham have been informed that this property is Leasehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

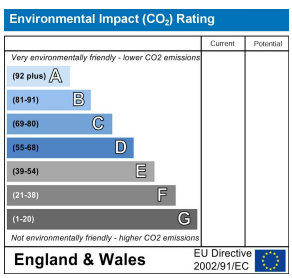
## VIEWINGS
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

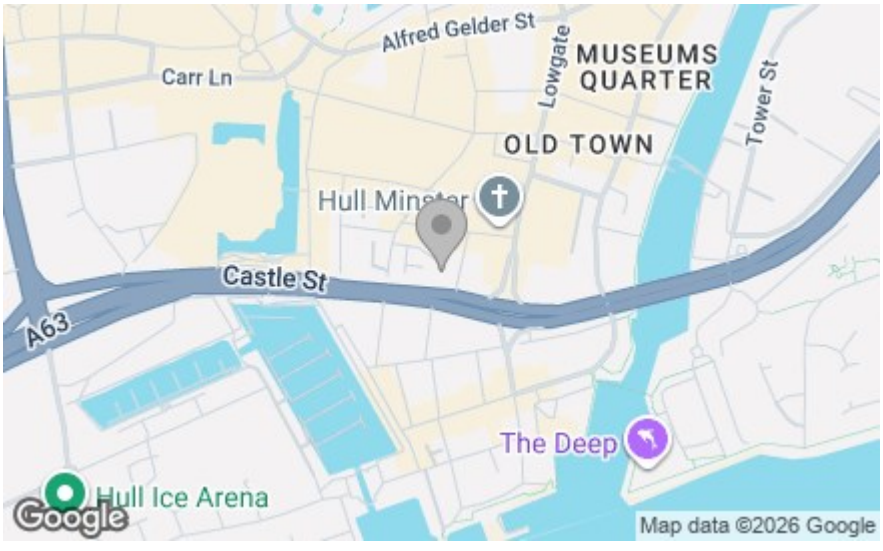
# GROUND FLOOR




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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