



George House, George Street, Hull

Guide price £68,000



Key Features

- Vacant Possession
- Sought-after location
- Spacious double bedroom
- Openplan kitchen and dining area
- Secure entrance access
- Modern bathroom with heated towel rail
- EPC rating D



Offering a convenient lifestyle in a sought after location, this one-bedroom flat presents an excellent opportunity for first time buyers and investors alike. Located within easy reach of public transport links and a range of local amenities, the property is ideally situated to make the most of everything the area has to offer.

The flat comprises a spacious double bedroom and a modern bathroom featuring a heated towel rail. The open-plan kitchen is designed to maximise both function and comfort, benefitting from generous natural light and a dedicated dining space—ideal for casual meals or entertaining. Furniture included and Integral appliances. The space is thoughtfully arranged to create a welcoming and practical environment.

With an EPC rating of D and a council tax band A, the property offers manageable ongoing costs and energy usage. The communal areas of the building are well maintained and provide secure entrance access for added peace of mind. Council Tax band A, EPC rating D, Leasehold 996 years remaining, service charges £2066.22 per annum

Whether commuting into the city, enjoying the nearby parks, or exploring the array of shops and restaurants within walking distance, this property offers all the essentials for comfortable urban living. Internal viewing is recommended to fully appreciate the features and location on offer.

Perfectly suited for those taking their first steps onto the property ladder or seeking a valuable addition to their investment portfolio, this one-bedroom flat is ready for immediate occupation. Don't miss this opportunity to secure a property in such a well-connected and popular area. Contact us today to arrange a viewing.

Location

This property is located in the city centre perfect for city centre living.

Close to local amenities and public transport links.

External Approach

The communal door has a secure coded entry system. The building has stairs and lifts to get access to all floors.

Entrance Hall

Entry via a UPVC door, spacious hall with wood effect laminate flooring, Providing access to all rooms.

There is a intercom to allow visitors into the building and storage heater.

Kitchen/Lounge 18'6" x 14'8" (5.6m x 4.5m)

With 8 windows in total adding lots of natural light into the room. Fitted with a range of modern base, wall and drawer units in light grey, contrasting wood effect laminate work surfaces and upstands. Incorporating electric oven and electric hob with extractor hood above. Stainless steel sink and drainer with mixer tap over. integral appliances. Wood effect vinyl to flooring and grey carpet and electric panel heaters.

Bathroom 6'9" x 4'1" (2.1m x 1.2m)

Comprising of modern shower cubicle, black high gloss vanity unit with white sink, stainless steel water fall mixer tap and low flush w/c. Extractor fan. Wood effect vinyl flooring and towel heater

Bedroom 11'1" x 9'7" (3.4m x 2.9m)

A good size double bedroom 3x windows. Carpet laid to flooring and electric panel heater.

Services

Water, electricity and drainage are connected to the property. Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

Heating

The property has the benefit of a panel electric heaters

Tenure

Leasehold 999 years as of 20/11/2023

Council Tax

Council Tax is payable to the Hull City Council. From our enquiries we have established that the property is shown in the Council Tax Property Bandings List in Valuation Band 'A'

Fixtures and fittings

Certain fixtures and fittings may be purchased with the property or may be subject to separate negotiation.

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Mortgages

We are pleased to work with 'Mortgage Advice Bureau' and 'Green and Green Mortgages', who provide Northwood clients with expert independent mortgage advice.

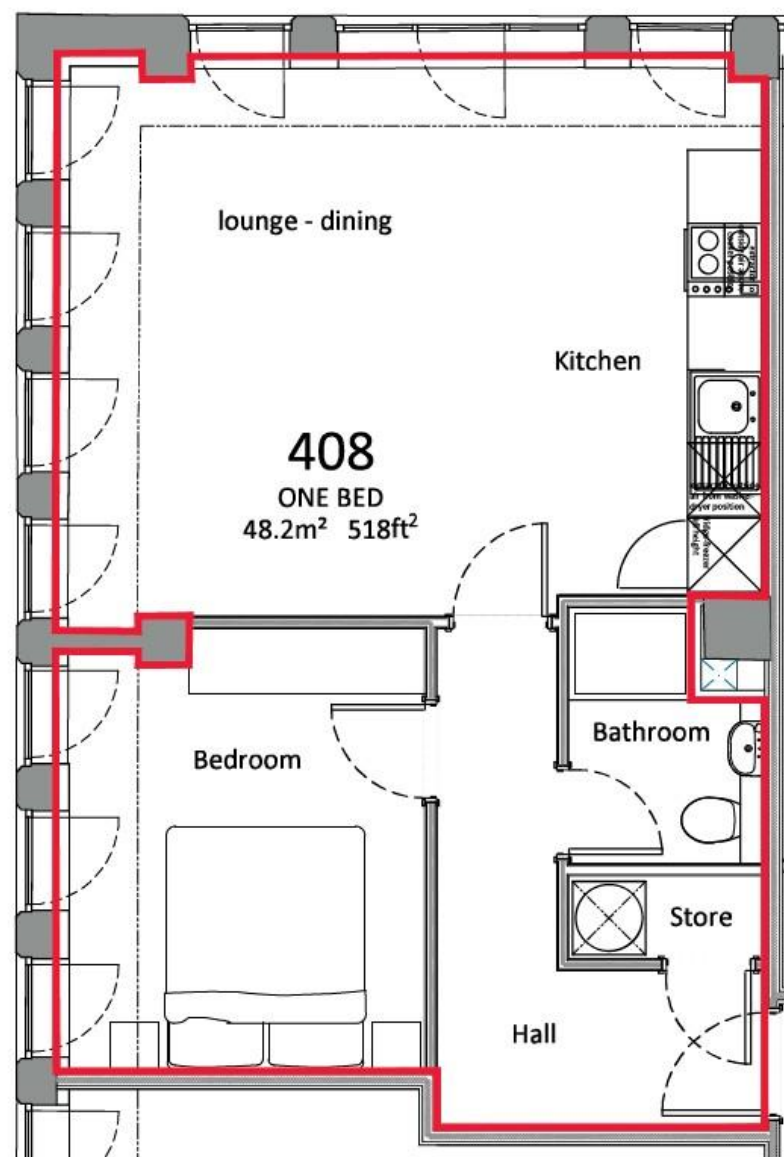
With access to thousands of mortgages, including exclusive deals that are not available on the high street, the team of agents provide award-winning advice that is tailored to your individual circumstances.

Our mortgage brokers can help you to find the right mortgage product for you and help with your application every step of the way. We have a dedicated Mortgage advisor who can offer telephone appointments to discuss your individual needs at a time to suit you.

Note: Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf



FOURTH FLOOR PLAN - UNIT 408
SCALE 1:50

0 1.25 m 2.5 m 5 m



SCALE: 1:50

