



Apt 17, 20 Dock Street, Hull
Hull

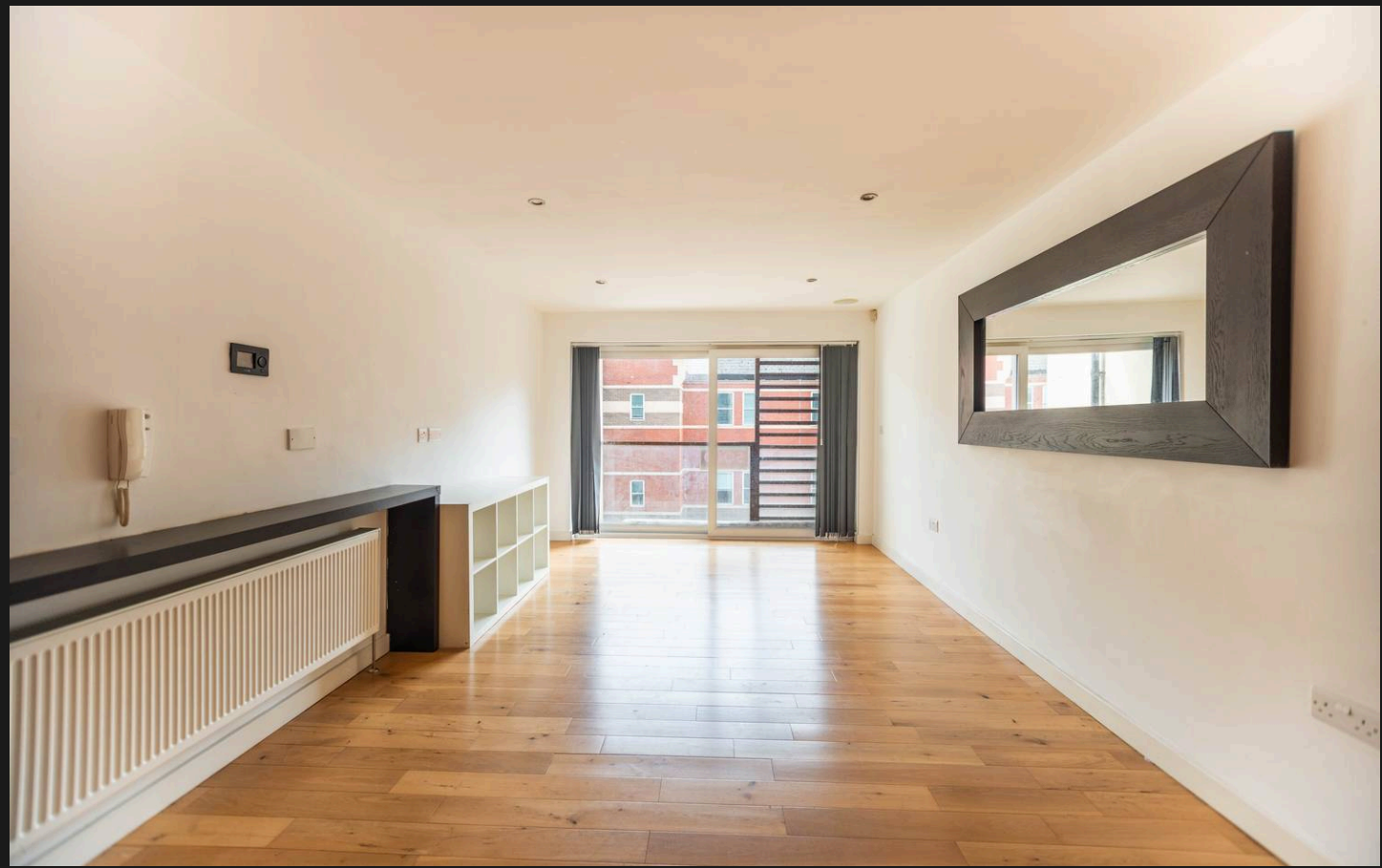
Guide Price £100,000 – £105,000

WIGWAM

- 2 bedroom apartment
- No chain
- 2 bathrooms
- Balcony
- City centre location
- Upper floor

Guide price - £100,000 - £105,000 - Discover sophisticated city living with this exceptional two-bedroom, two-bathroom apartment, perfectly situated in the vibrant heart of Hull city centre. Boasting contemporary design and a highly desirable private balcony, this property offers an enviable urban lifestyle.

Step inside from the welcoming hallway into the expansive Living Room. This generously proportioned space is ideal for both relaxation and entertaining, offering ample room for comfortable furnishings. A key highlight is the seamless access to your private balcony, providing a perfect spot for morning coffee, evening drinks, or simply enjoying the city views and fresh air.



The apartment features two well-appointed bedrooms, each designed for comfort and tranquility. Bedroom 1 offers significant space, while Bedroom 2 includes a convenient built-in closet. Servicing the apartment are two modern bathrooms, ensuring convenience and privacy for residents and guests alike.

Enjoy the ultimate convenience of city centre living, with Hull's array of shops, restaurants, cultural attractions, and transport links right on your doorstep. This apartment offers the perfect blend of modern amenities and accessibility.

An outstanding opportunity for city professionals, couples, or investors seeking a prime Hull apartment.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Living room/Kitchen

10' 10" x 24' 3" (3.30m x 7.40m)

With laminate flooring, kitchen units and laminate worktop, open plan to kitchen with integrated oven, electric hob, free standing extractor, sink and tap, and sliding doors to balcony

Bedroom 1

9' 3" x 21' 4" (2.82m x 6.49m)

With carpet, integrated storage, and en-suite.

En-suite

4' 11" x 5' 3" (1.50m x 1.60m)

With laminate flooring, shower cubicle with tiled wall, wash basin on pedestal, toilet, and towel radiator.

Bedroom 2

8' 8" x 16' 1" (2.64m x 4.90m)

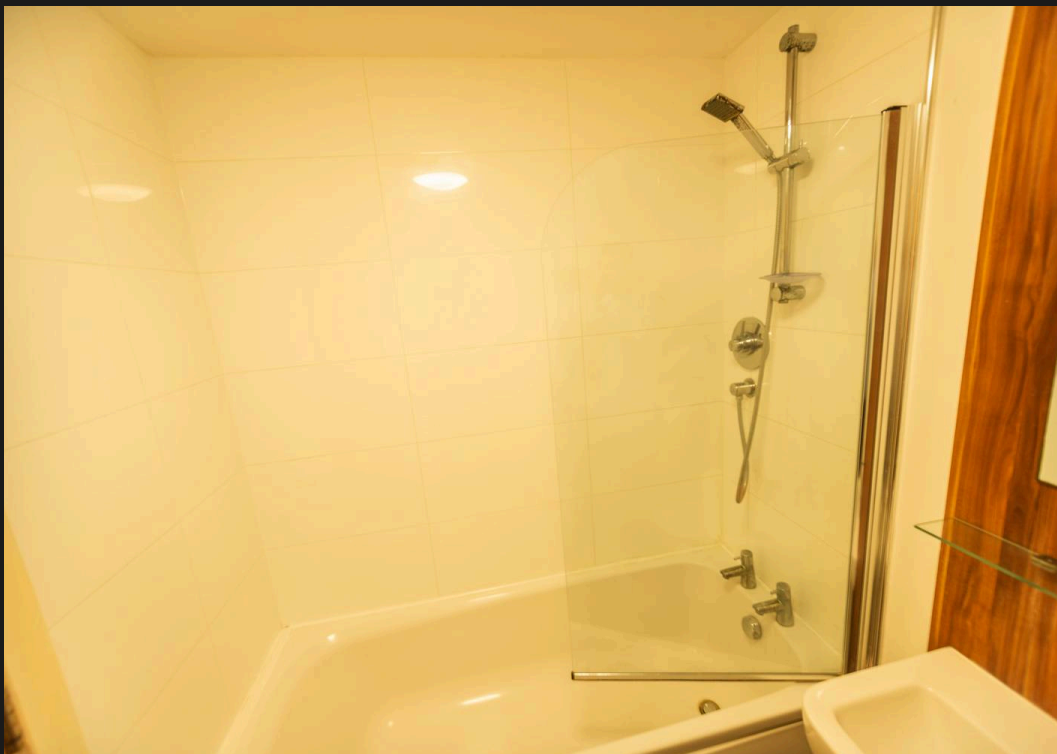
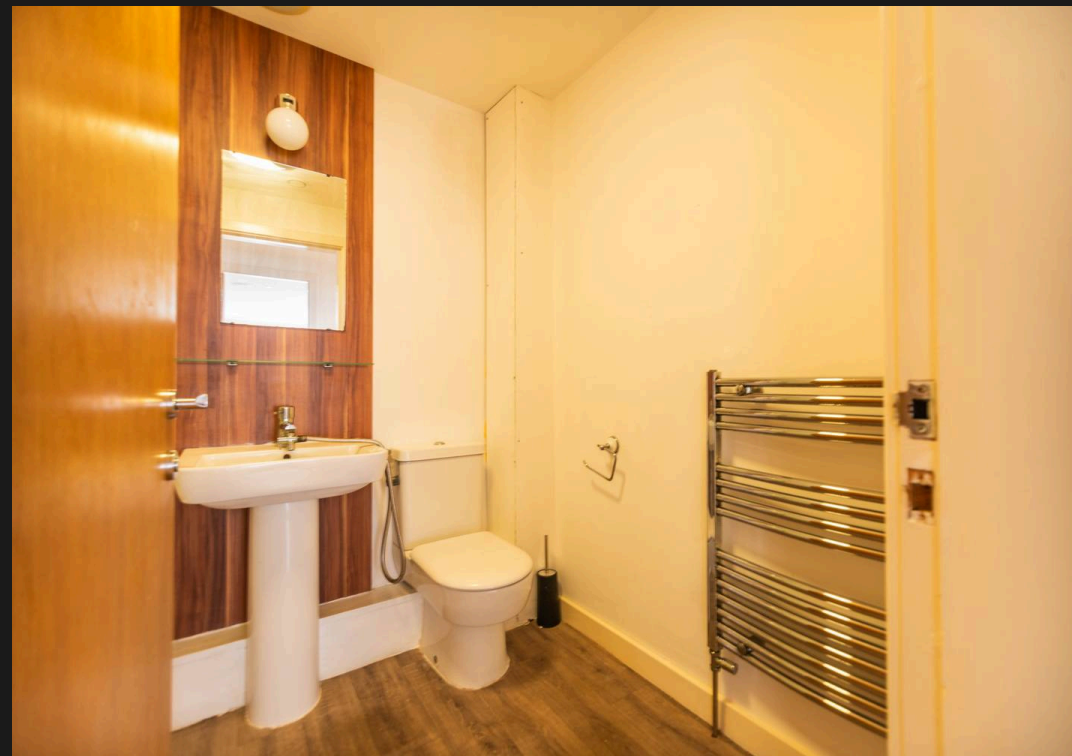
With carpet, storage, and French doors to Juliette balcony

Bathroom

5' 7" x 7' 3" (1.70m x 2.20m)

With laminate flooring, bath with shower and tiled surround, wash basin on pedestal, toilet and towel radiator.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC





This floor plan is provided without warranty of any kind. All measures have been taken to ensure quality and accuracy, however we disclaim any warranty including, without limitation, satisfactory quality or accuracy of dimensions.



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