

High Street, Hull, HU1 1NR

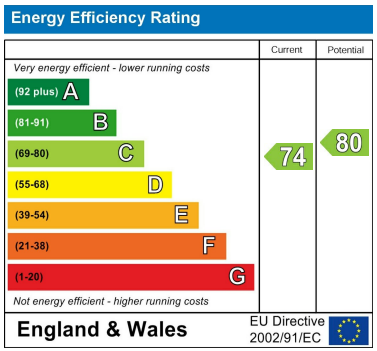
Offers Over £75,000

Philip Bannister

High Street,
Hull, HU1 1NR

Key Features

- Excellent Central Location
- Ground floor Apartment
- Communal and Private Entrance Halls
- Lounge, Kitchen
- Bedroom, Bathroom
- Communal Parking and Gardens
- No Chain Involved, Early Viewing Is A Must
- EPC - C



Well-Presented One-Bedroom Ground Floor Apartment – Ideal First-Time Buy or Investment Opportunity

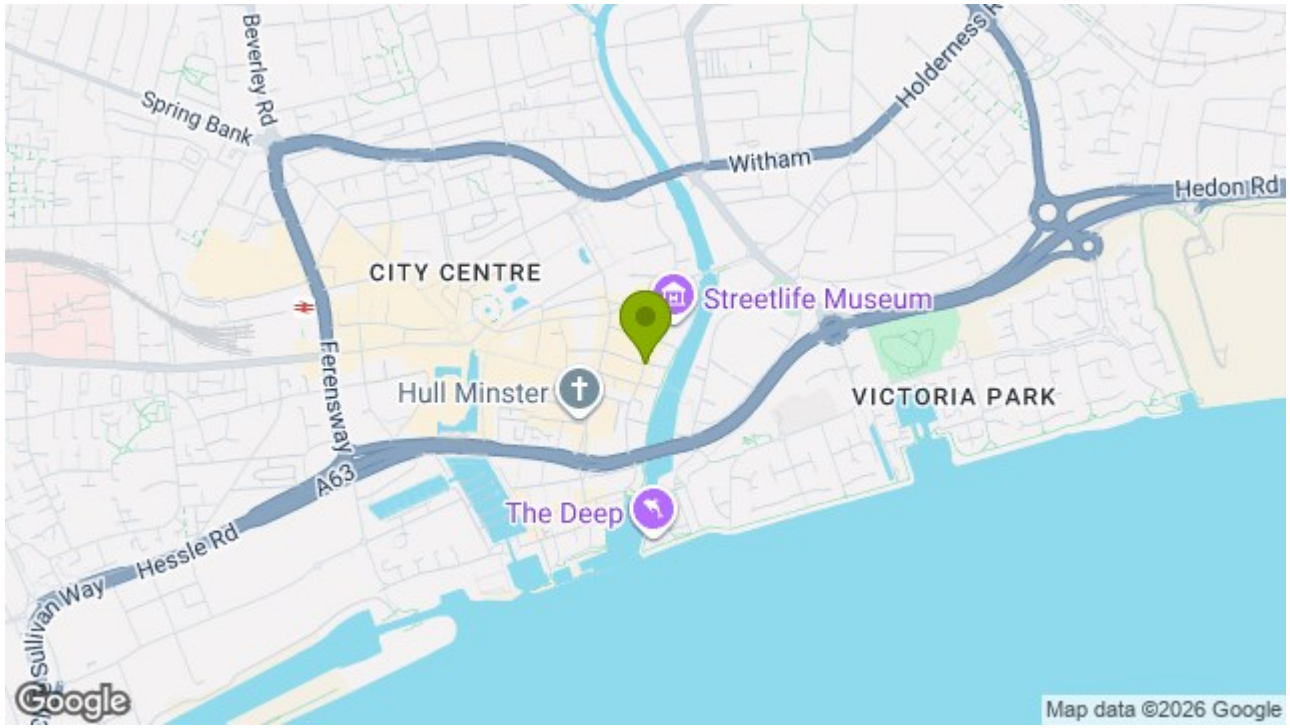
Ideally situated within the historic Old Town area, this one-bedroom ground floor apartment is perfectly positioned within walking distance of Hull City Centre and the wide range of shops, restaurants, bars and amenities it has to offer.

Offering an excellent opportunity for both first-time buyers and buy-to-let investors, the property benefits from electric heating and is offered to the market with NO ONWARD CHAIN.

The accommodation briefly comprises an entrance hall, lounge, kitchen area, one bedroom and shower room. Externally, the property enjoys beautifully maintained communal grounds together with communal car parking.

Conveniently located and offering excellent potential, this property is sure to attract interest.

Early viewing is highly recommended to avoid disappointment. Contact us today to arrange your viewing!




Circle
Bakerloo
Central
Victoria
District
Northern







Central Hull - Description
Ideally located in the heart of the "old town" of Hull and all its ever growing amenities and within a short walk of 'The Deep', Humber Street, Hull Marina, Bonus Arena, Ice Arena, Princes Quay and St.Stephens Shopping Centre.
Easy driving access to Castle Street, A63 and to M62 motorway.

COMMUNAL ENTRANCE HALL
With double door entry for additional security security and post boxes.

PRIVATE ENTRANCE HALL
With entrance door, wood effect laminate flooring and Economy 7 electric storage heater.

LOUNGE/DINER AREA
with double glazed window to the front elevation, two Economy 7 electric storage heaters and arch through to:

KITCHEN AREA
with a range of wall and base units in a modern, gloss finish with block timber effect, laminate work surfaces. Integrated, brushed steel, fan assisted oven with ceramic hob and brushed steel extractor canopy over. splash back tiling timber effect vinyl flooring. Space for a washing machine and fridge freezer.

BEDROOM
with a double glazed window. and a good range of louvre door wardrobes provide excellent storage space. Economy 7 electric storage heater.

BATHROOM
Comprising a three piece white suite with panelled bath, and electric shower over. WC. Wash had basin. Partially tiled to walls, vinyl flooring covering. Useful storage cupboard with economy 7 electric water heating system. Extractor fan and wall mounted electric heater.

OUTSIDE
The property benefits from access to attractive and well-maintained communal gardens incorporating a variety of seating areas for residents' enjoyment. A communal cobbled parking area is also available, although the apartment does not have a dedicated parking space. Some selected areas within the development enjoy views towards the River Hull

GENERAL INFORMATION
SERVICES - Mains water, electricity and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit Economy 7 heating system.
DOUBLE GLAZING -The property has the benefit double glazed windows
SECURITY BUZZER SYSTEM - The property has the benefit of a buzzer entry system.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A. (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.
VIEWING - Strictly by appointment with the sole agents.
FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES
The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.
We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

TENURE.
We understand that the property is Leasehold. This should be clarified by your legal representative. We have been informed that the annual cost is currently at £654.72

AGENTS NOTES
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing,
Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

AML.
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.









Approximate total area[1]

401 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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