

New George Street, Hull, HU2 8AU

Offers Over £65,000

Philip Bannister

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Key Features

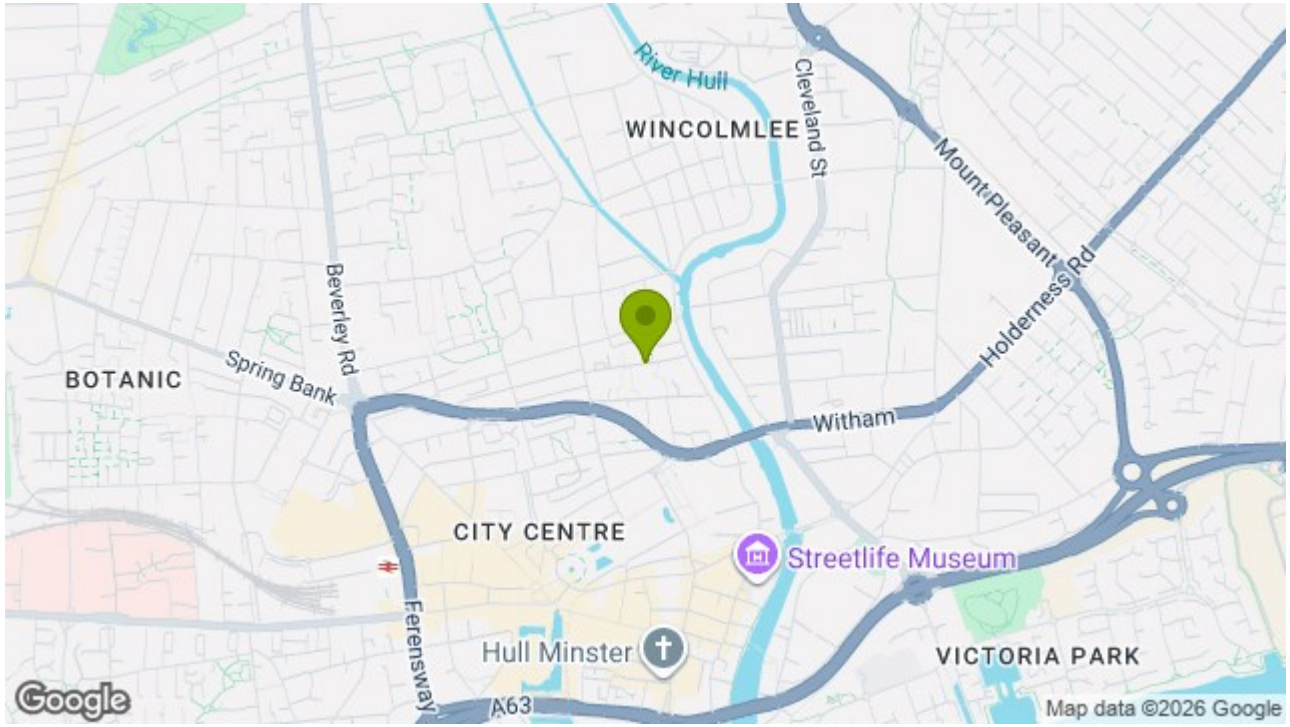
- Early Viewing is A Must
- 2 Bedroom Ground Floor Flat
- Lounge, Kitchen, 2 Bedrooms
- Bathroom, Low Maintenance Communal Gardens
- Convenient Location Close To Hull City Centre
- EPC - C

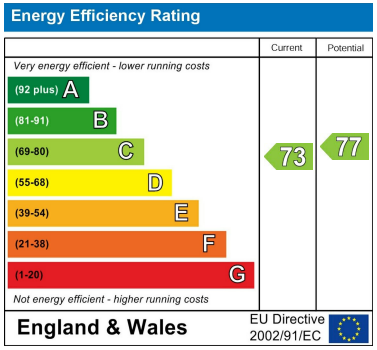
Welcome to this well-presented two-bedroom ground floor flat, offering the perfect blend of comfort, convenience and low-maintenance living. Ideally situated close to the city centre, the property benefits from a fantastic range of local amenities, excellent transport links and the added advantage of being ready to move straight into.

Upon entering the communal entrance hall, you are greeted by private entrance hall a spacious and welcoming lounge, a well-appointed kitchen, Two bedrooms and Bathroom

Externally, the property benefits from a private communal garden area to the front and rear, ideal for enjoying some outdoor space without the demands of extensive upkeep. Residents can also enjoy access to communal areas, providing additional space to relax and socialise.

An ideal opportunity for anyone seeking comfortable, conveniently located accommodation close to the heart of the city.













Central Hull - Description
Ideally located in the heart of the 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 entrance door and intercom security system

PRIVATE ENTRANCE HALL
Entrance Door

LOUNGE
Two double glazed windows to the front, radiator and coving to the ceiling.

KITCHEN
Fitted kitchen with a range of wall and base units, work surfaces, gas cooker point, stainless steel sink, tile splashback, plumbing for an automatic washing machine, radiator, extractor fan, coving to the ceiling, double glazed window to the rear and double glazed door to the rear.

BEDROOM 1
Two double glazed windows to the front, double glazed door to the front and a radiator.

BEDROOM 2
Double glazed window to the rear, storage cupboard and a radiator.

BATHROOM
with panelled bath with shower over, vanity W/C and wash hand basin, towel style radiator, tiled walls, tiled floor, extractor fan and double glazed window to the rear.

EXTERNAL
communal areas to the front and rear with storage box and fence surround.

GENERAL INFORMATION
SERVICES - Mains water, electricity, gas and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.
DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.
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.

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)

546 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.

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