



High Street, Hull, HU1 1NR
£525



Platinum Collection

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OFFERED PARTLY FURNISHED -Ideally located in the old part of the Town this property must be viewed early to avoid any disappointment. The property is within walking distance of Hull City Centre and all the amenities it has to offer. This one bedroom ground floor apartment would be ideal for the young professional or single person. The property has electric heating and briefly comprises entrance hall, lounge, kitchen area, bedroom shower room and well manicured communal grounds and car parking. The property must be viewed early



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Key Features

- OFFERED PART FURNISHED
- Close to Amenities, Cafes and Bars
- Double Glazing, Electric Heating
- Communal and Private Entrance Halls
- Lounge, Kitchen
- Bedroom, Bathroom
- Excellent Central Location
- Early Viewing Is A Must
- MINIMUM 12 MONTH LEASE
- EPC = D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 AREA

16' 9 max measurement x 15'2 (4.88m 2.74m max measurement x 4.62m)
with double glazed window to the front elevation, two Economy 7 electric storage heaters and arch through to:

KITCHEN AREA

5'11 x 9'5 (1.80m x 2.87m)
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 countersunk, ceramic hob and brushed steel extractor canopy over. Chequered, matt, monochrome ceramics to splashback areas contrast with dark ash, timber effect vinyl flooring. Space for a washing machine and fridge freezer. Extractor unit.

BEDROOM

16'9 max measurements x 9'11 (5.11m max measurements x 3.02m)
with a double glazed window. and a good range of

louvre door wardrobes provide excellent storage space. Economy 7 electric storage heater.

BATHROOM

8'2 x 5'8 (2.49m x 1.73m)
Comprising a three piece white suite with panelled bath, and electric shower over. WC. Wash had basin. Partially tiled in matt, travertine effect ceramics, vinyl flooring covering. Useful storage cupboard with economy 7 electric water heating system. Extractor fan and wall mounted electric heater.

EXTERNAL

Externally is a cobbled car parking area (no dedicated residential parking space) with well manicured communal gardens, with an array of seating areas and some with river views.

GENERAL INFORMATION

SERVICES - Mains water, electric and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of space to Economy 7 storage heaters.

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.

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 I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

TENANCY INFORMATION

A minimum of 12 months (Assured Shorthold)

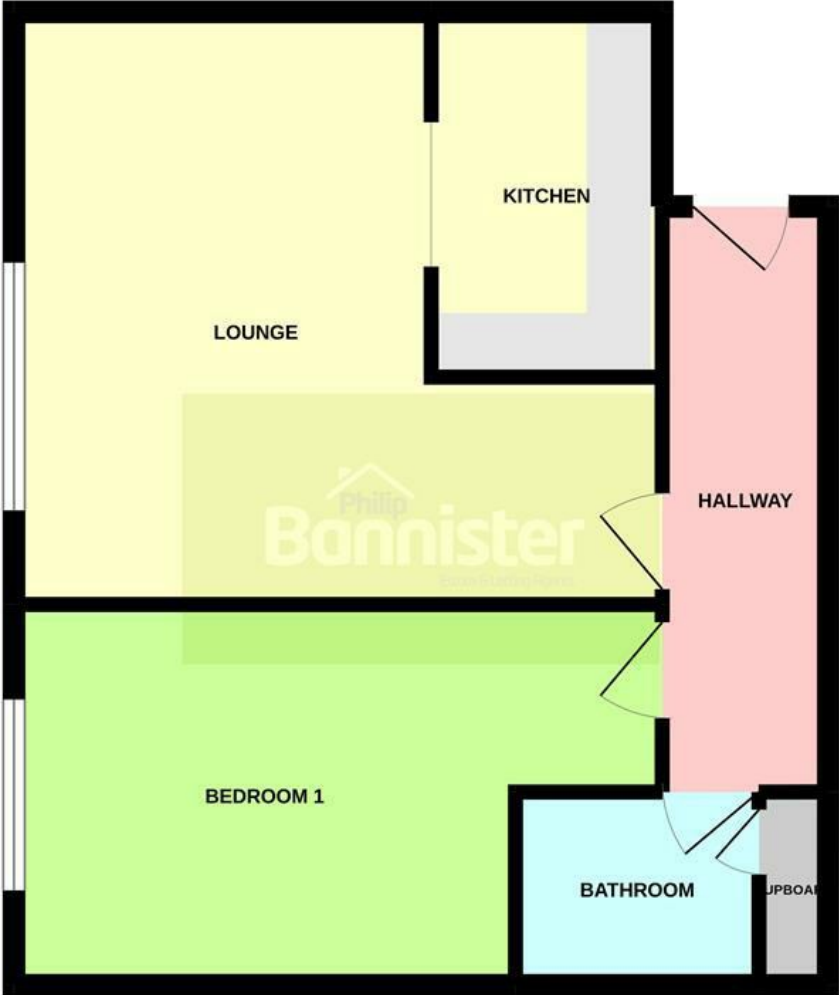
We will require One Months rental in advance.

Bond/Deposit equal to One Months rent.

Sorry - No smokers.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance. The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If your application is successful, the holding deposit then forms part payment of your first months rent.

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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