



Apartment 60, 12 Spring Street, Hull, HU2 8RD

£45,000

Presenting a spacious two-bedroom third-floor apartment, ideally located in the vibrant heart of Hull.

This well-appointed apartment is situated on the third floor and can be accessed via a communal lift, stairway, and walkway leading to the front door.

The accommodation features a generous entrance hall, an open-plan living space with a modern kitchen area, a main bedroom with an en-suite bathroom, a second bedroom, and a stylish family bathroom.

Conveniently positioned near a wide range of local amenities, including schools, shops, restaurants, and Hull Royal Infirmary, this property offers easy access to excellent transport links, with Hull train station just a short distance away.

Externally, the apartment benefits from a secure, gated car park.

PUBLIC NOTICE Urban Property are now in receipt of an offer for the sum of £51,000 for Apartment 60, 12 Spring Street, Hull, HU2 8RD. Anyone wishing to place an offer on this property should contact Urban Property 01482 226560 before exchange of contracts.

Hull City Council Tax Band B
EPC Rating C

Entrance hall

With carpet flooring, electric heater and doors to:

Open plan Kitchen / Lounge 6.32m x 5.17m

With range of wall & base units & contrasting work surface, tiling to splash backs, electric oven, gas hob, extractor hood, integrated fridge freezer, stainless steel sink unit with chrome mixer tap over and plumbing for automatic washing machine.

Lounge

With upvc double glazed doors to the front, carpet flooring and electric heaters.

Bedroom one 4.54m x 2.69m

With windows to the front, carpet flooring, electric heater and door to en suite.

En suite

With tiled flooring, heated towel rail, low flush w/c, pedestal hand wash basin and shower unit.

Bedroom two 3.24m x 2.35m

With carpet flooring and electric heater

Bathroom

With laminate flooring, , heated towel rail, tiling to splash backs, pedestal hand wash basin, low flush w/c and panel enclosed bath.

Lease Expires - 01/12/2130

Current Service Charge £154.19 per month

No ground rent

Thinking of moving? Contact us on 01482 226560 to arrange your free no obligation market appraisal. We are your local, family run Estate Agents offering a personal, bespoke professional service at an unbeatable fee.

Disclaimer

-None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

-An EPC is held for this property and is available for inspection at the branch should you wish to view. It is also available online through the properties details on our website www.urbanpropertyhull.co.uk.

-To arrange a viewing for this property please contact Urban Property 01482 226560 356 Holderness Road Hull HU9 3DQ.

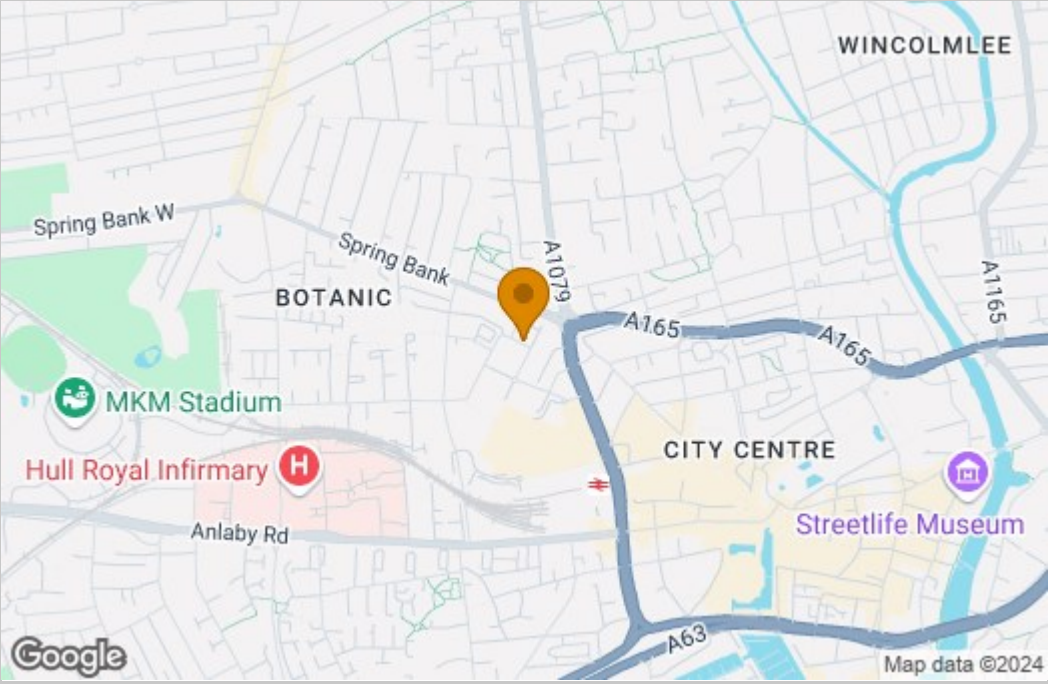
-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

All mortgages are subject to status and valuation.

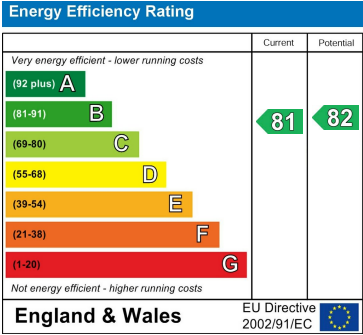
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.