



**3 Grammar School Yard, Fish Street**  
Hull, HU1 1SE

Offers in the region of £120,000



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## Ground Floor:

### Communal Entrance

Secure entry to the front with intercom system, staircase to upper floors and inner door leading to this apartment.

### Entrance Hallway

Welcoming and neutrally decorated, the hallway provides access to all rooms along with useful storage cupboard. Recently painted with brand new carpets, offering a fresh and modern feel from the moment you step inside.

### Lounge

19'6" x 13'1" (5.95m x 4.00m)

A bright and spacious living area with a large UPVC double glazed window to the front and further UPVC windows to the side and rear allowing plenty of natural light. The fresh décor and new carpet create a cosy yet contemporary space, ideal for relaxing or entertaining. Two wall mounted electric radiators.

### Kitchen

9'10" x 7'3" (3.00m x 2.21m)

With two UPVC double glazed windows to the rear. Fitted with a range of wall and base units, laminated worksurface and tiling to splashback areas, inset stainless steel sink and freestanding cooker. The layout is practical and compact, perfect for modern living, with space for appliances and a storage cupboard/pantry.

## Bedroom One

13'0" x 8'9" (3.98m x 2.67m)

A generous double bedroom with new carpet and fresh décor, providing a blank canvas ready to make your own and fitted wardrobes for storage.

## Bedroom Two

8'8" x 7'6" (2.66m x 2.31m)

A comfortable second bedroom ideal as a guest room or home office. Also newly carpeted and redecorated plus a UPVC double glazed window to the front and electric radiator.

## Bathroom

7'3" x 6'2" (2.21m x 1.88m)

With UPVC double glazed window to the rear. Fitted with a three-piece suite in white, comprising panelled bath with electric shower over, pedestal sink unit and low level WC.

## Externally

The property is situated in the popular Grammar School Yard development. With communal permit parking.

## PHOTO DISCLAIMER

We wish to inform prospective buyers that certain photographs presented in this employ virtual staging methods, which include digital enhancements such as furniture and décor placements; these alterations are solely for visualisation purposes and the property remains unfurnished for in-person viewings.

We have NOT altered the physical fabric or fittings of the property.

### Council Tax

We have been advised the property is council tax band B, payable to Hull City Council.

### ADDITIONAL INFORMATION

Tenure:

Leasehold - 125 from 1st January 1988.

Service Charge:

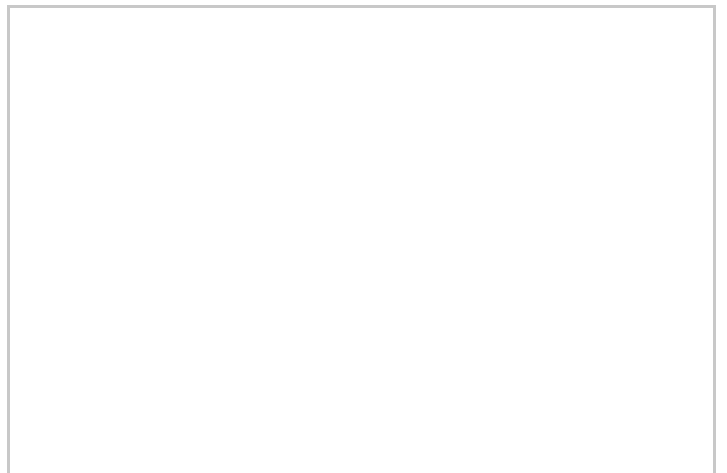
£900 Per Annum (paid monthly at £75)

Ground Rent:

Peppercorn ground rent of £1 Per Annum

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



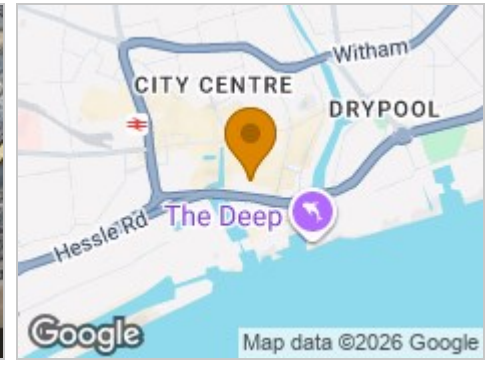
## Road Map



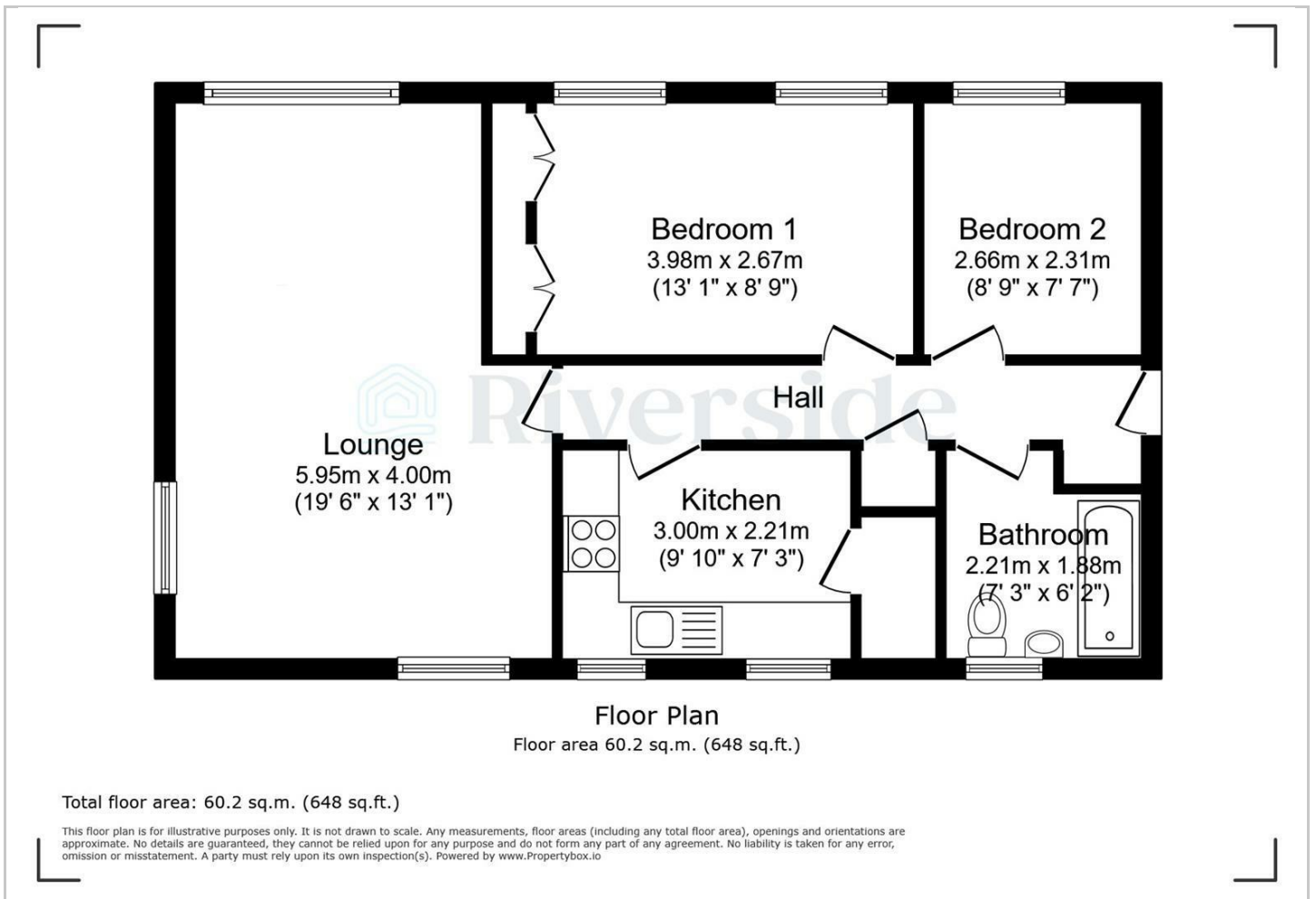
## Hybrid Map



## Terrain Map



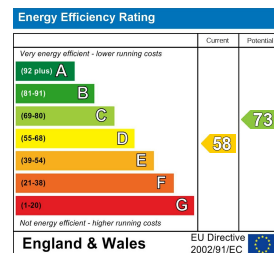
## Floor Plan



## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.