



Flat 6, Ben House 52-54 George Street

, Kingston Upon Hull, HU1 3AJ

£155,000



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Communal Hallway

Secure entry from George Street with high tech video intercom system. Fixed staircase to upper levels.

Third (top) Floor:

Entrance Hallway

Kitchen/Diner

14'1" x 11'5" (4.31m x 3.50m)

Kitchen fitted with a range of base and wall mounted units, laminated worksurfaces with matching upstands, stainless steel sink, inset four-ring electric hob with extractor over and built in oven below, space for fridge freezer and washing machine. With a cupboard for storage and a Wi-Fi enabled electric heater. Opening into:

Lounge

11'7" x 11'5" (3.55m x 3.48m)

With UPVC double glazed window to the rear, laminate flooring and Wi-Fi enabled electric heating.

Bedroom One

10'5" x 15'0" (3.19m x 4.58m)

A generous double bedroom with two roof windows to the front, laminate flooring and Wi-Fi enabled electric heating.

En Suite

3'9" x 9'3" (1.16m x 2.83m)

Fitted with a contemporary suite with enclosed shower cubicle, sink set upon vanity unit with storage below, low level WC, heated towel rail and laminate flooring.

Bedroom Two

10'4" x 11'6" (3.17m x 3.53m)

Another generous double bedroom with UPVC double glazed window to the rear and side, laminate flooring and Wi-Fi enabled electric heating.

Shower Room

6'2" x 7'8" (1.89m x 2.34m)

Fitted with a contemporary suite with enclosed shower cubicle, sink set upon vanity unit with storage below, low level WC, heated towel rail and laminate flooring.

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 Band

Hull City Council - Banding to be confirmed

ADDITIONAL INFORMATION

Tenure:

Leasehold - 999 year lease to be set up

Service Charge:

Newly converted - TBC

Ground Rent:
Newly converted - TBC

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



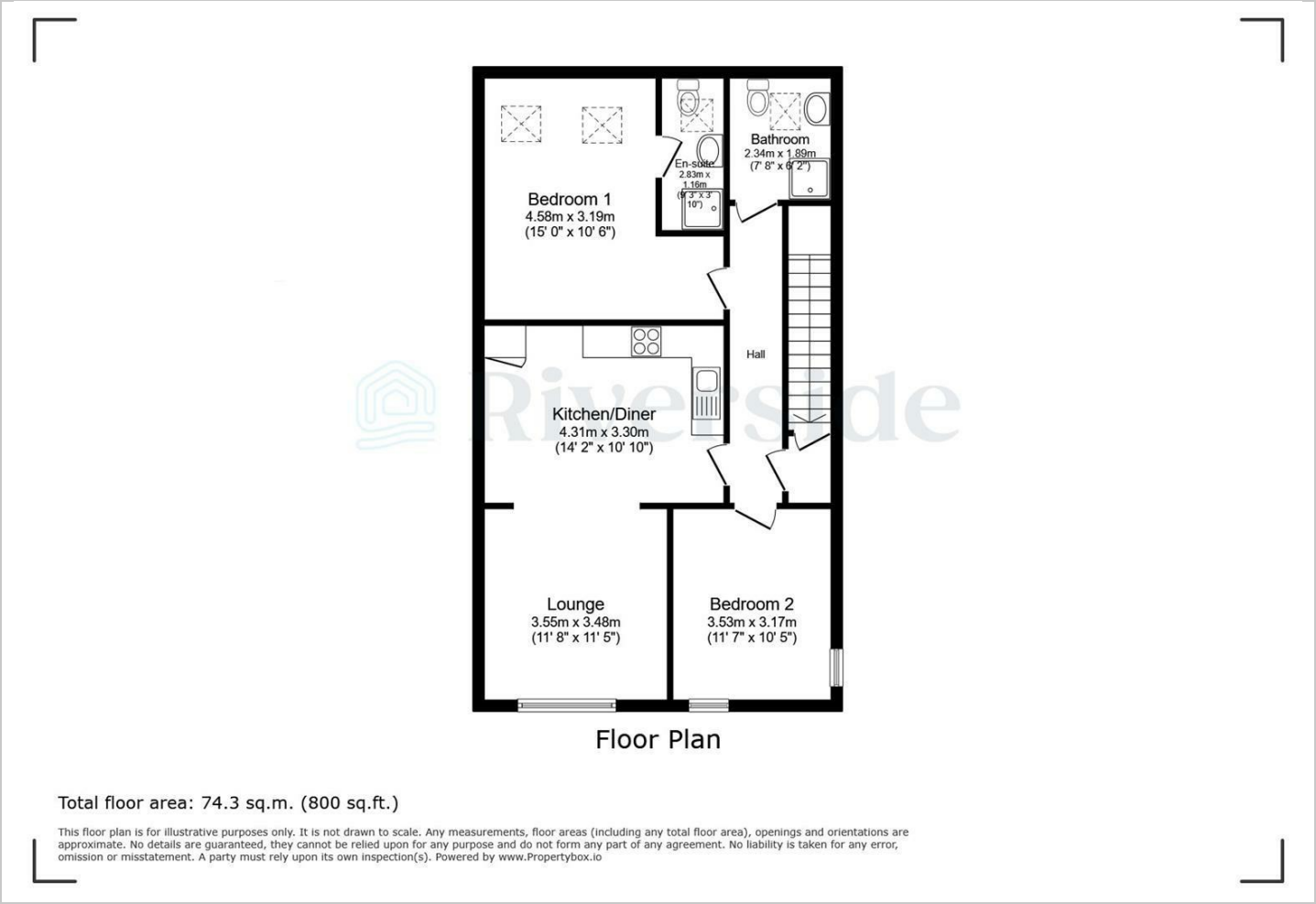
Hybrid Map



Terrain Map



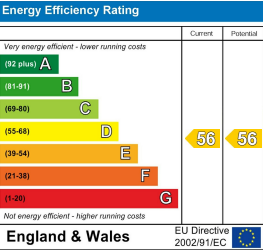
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.