



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

£125,000



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## Communal entrance

Communal entrance to the ground floor with secure intercom entry. With stairs to all levels.

## Private entrance hallway

To the first floor, entrance via solid door. Hallway with intercom telephone, storage cupboard and access to all rooms.

## Lounge/diner

21'11" x 14'1" (6.7m x 4.3m)

Spacious room with UPVC double glazed windows to three sides, allowing plenty of natural light.

## Kitchen

11'9" x 6'6" (3.6m x 2.0m)

With UPVC double glazed window. Kitchen fitted with a range of base and wall mounted units, laminated work surface, tiling to the splash back areas, inset stainless steel sink unit, electric hob with extractor over, built in oven and integrated fridge freezer and washing machine.

## Bedroom 1

10'2" x 9'10" (3.1m x 3.0m )

Double bedroom with UPVC double glazed window, carpet flooring and electric panel heater.

## Bedroom 2

9'10" x 7'2" (3.0 x 2.2m)

With UPVC double glazed window, carpet flooring and electric panel heater.

## Bathroom

6'6" x 6'6" (2.0m x 2.0m)

UPVC double glazed window. Fitted three piece

suite comprising of panelled bath with electric shower over, sink inset within vanity unit, with storage and low flush WC. Extensive tiling to the walls.

## External

The property is situated in the popular Grammar School Yard development. With communal parking and two spaces available with this property. Permits provided.

## Council tax band

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

## ADDITIONAL INFORMATION

Tenure:

Leasehold - 125 from 1st January 1988.

Service Charge: £1041.12 Per Annum (paid monthly at £86.76)

Ground Rent: peppercorn ground rent, included in service charge.

## 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



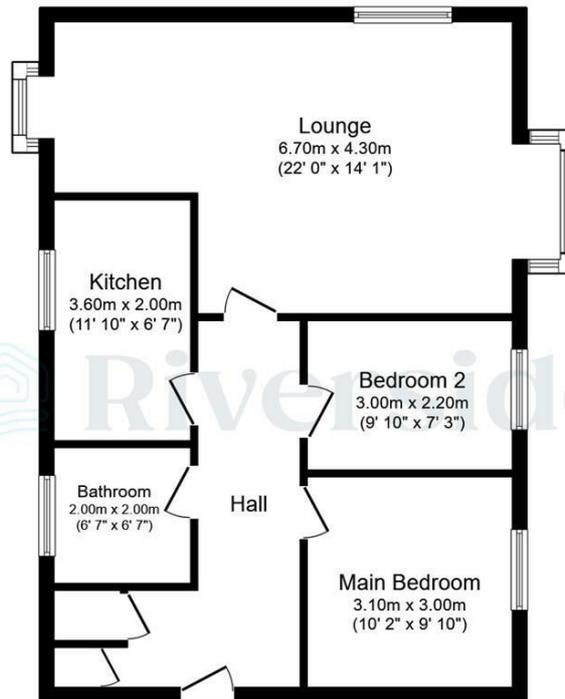
## Hybrid Map



## Terrain Map



## Floor Plan



### Floor Plan

Floor area 67.2 m<sup>2</sup> (724 sq.ft.)

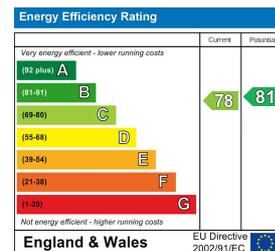
TOTAL: 67.2 m<sup>2</sup> (724 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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



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