



Prince Street, Hull, HU1 2LJ

Offers Over £300,000





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Platinum Collection

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Welcome to this charming Grade 2 listed Town House built in around 1700s, located on the historic Prince Street in Hull. Situated in the heart of the old town in Hull city centre, this Georgian-style house is a true gem waiting to be discovered.

As you step inside, you are greeted by a welcoming Hall that leads to a living/dining kitchen, perfect for entertaining guests. on the first floor you have a lovely spacious lounge and bedroom and to the second floor you have two further bedrooms and a bathroom with a four piece suite.

Outside, you will find a delightful courtyard garden where you can enjoy a pebbled seating area and a parking space for your vehicle within a gated courtyard, which is a rare find in this bustling area.

Prince Street is known as one of the most photographed streets in Hull, and it's easy to see why. The picturesque surroundings and the character of this street make it a truly special place to call home.

Don't miss out on the opportunity to own this fabulous home in such a sought-after location. Embrace the charm of Hull's old town and make this Georgian-style house your own. Contact us today to arrange a viewing and start envisioning the life you could create in this wonderful property.

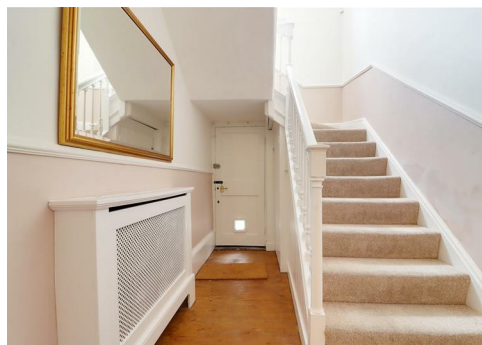




# Prince Street, Hull, HU1 2LJ

## Key Features

- GRADE 2 LISTED GEORGIAN TOWNHOUSE
- OFFERED FOR SALE WITH NO CHAIN INVOLVED
- LOCATED IN THE HEART OF THE OLD TOWN CONSERVATION AREA
- ACCOMMODATION ARRANGED ON THREE FLOORS
- COURTYARD GARDEN AND GATED COURTYARD PARKING
- EARLY VIEWING IS A MUST
- EPC - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## GROUND FLOOR

### ENTRANCE HALL

Main front entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation, wooden flooring, , rear access door and access into:

### DINING AREA

12' x 14' 9 (3.66m x 4.27m 2.74m)

A well proportioned front facing room with sash windows, deep skirting boards, two radiators and open plan access into:

### KITCHEN AREA

10' 6" x 12' (3.05m 1.83m x 3.66m)

Fitted with a range of base and wall units, work surfaces incorporate the Belfast style deep glazed sink unit. Gas/Electric range cooker with hood over, dishwasher, washing machine. Sash window to the rear elevation, wooden flooring and deep skirting boards.

## FIRST FLOOR

### LANDING

With feature arch window to the rear elevation, stairs leading off to the second floor accommodation

## LOUNGE

11' 9" plus bay x 17' (3.35m 2.74m plus bay x 5.18m )  
With large bay window to the front elevation, feature fireplace with cupboards to either side of the chimney breast. Coving to the ceiling with ceiling rose, dado rail and radiator. Access door into:

### BEDROOM 1

10' 5" x 10' 9 (3.05m 1.52m x 3.05m 2.74m)

With sash window to the rear elevation, radiator with screen cover and store cupboard.

## SECOND FLOOR

### FURTHER LANDING

Multi paned window to the rear elevation, loft ladder access to roof void, dado rail and airing cupboard housing tank.

### BEDROOM 2

12' x 9' 8" (3.66m x 2.74m 2.44m )

Sash window to the front elevation and radiator

### BEDROOM 3

12' x 8' 10" (3.66m x 2.44m 3.05m)

Sash window to the front elevation and radiator.

### BATHROOM

7' 1" x 10' 6" (2.13m 0.30m x 3.05m 1.83m)

Comprising a four piece suite suite of roll top bath, wash hand basin, WC and step in shower with electric shower unit. Window to the rear elevation, radiator and shelved recess.

## EXTERNAL

Mature shared front garden and to the rear is a courtyard style garden area with pedestrian access for the neighbouring properties and parking within a gated courtyard area.

## GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (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.

## THINKING OF SELLING?

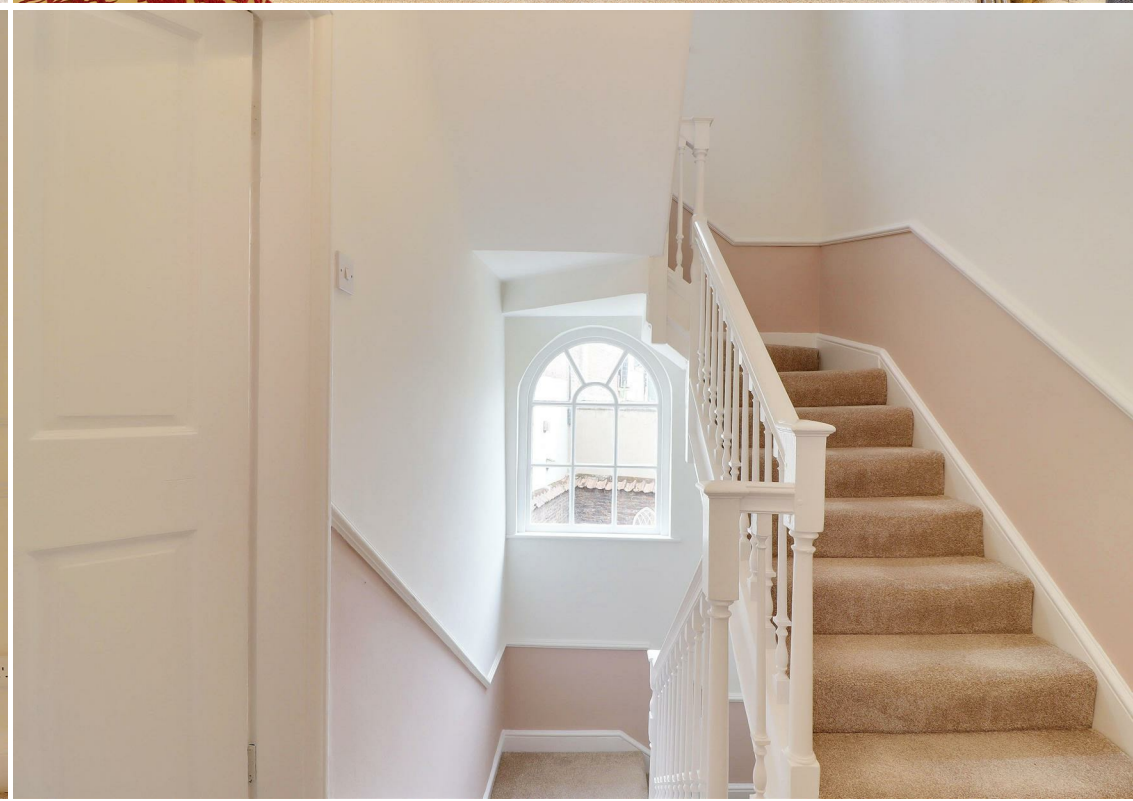
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.







## 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 NTSEAT 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 KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100

## TENURE.

We understand that the property is Freehold.



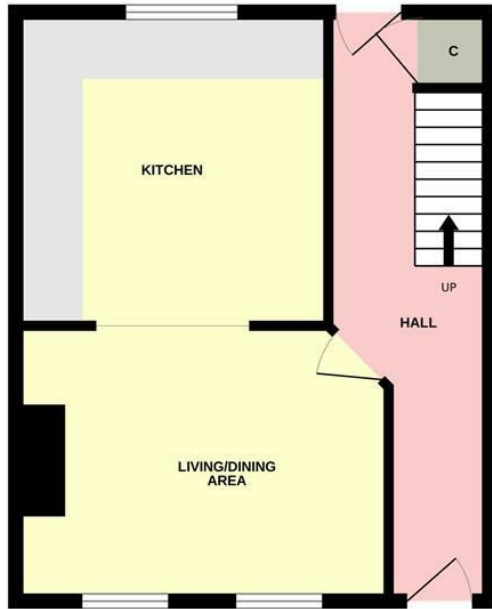








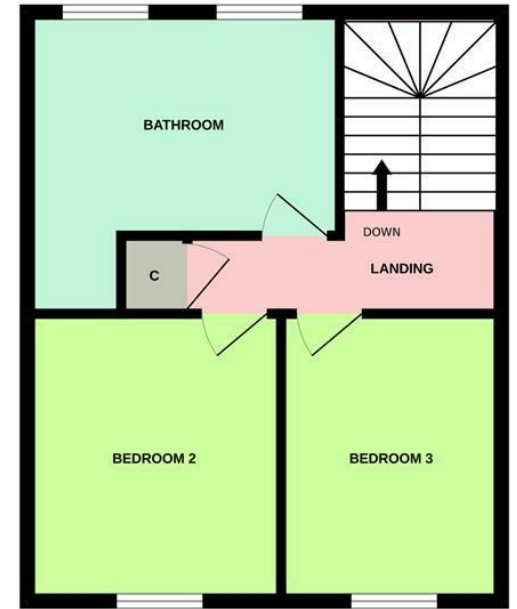
GROUND FLOOR



1ST FLOOR



2ND 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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