Welton Road, Brough, East Yorkshire, HU15 1AF
01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME














29 Warehouse 13 Kingston Street, Hull, East Yorkshire, HU1 2DZ

- Stunning Views
- Studio Apartment
- Immaculately Presented
- Council Tax Band = A
- Contemporary Fittings
- Viewing Essential!
- No Onward Chain!
- Leasehold / EPC = D

£99,950

INTRODUCTION

Enjoying stunning views across the Marina and Hull city centre, this studio apartment is ideally situated to take advantage of the many restaurants, bars, boutiques, shops, museum quarter and convenient transport links the city has to offer.

The apartment is immaculately presented and offers great appeal with an entrance hall with storage cupboard, light and airy bedroom/living area, a well equipped modern kitchen with door and 'Juliet' balcony offering views over the marina. There is a modern shower room and utility area. Private parking is available in the car park to the rear.



LOCATION

Warehouse 13 is situated on Kingston Street alongside the stunning marina. There are plenty of popular restaurants and bars available locally. Hull's popular old town has many buildings, cobbled streets and plenty to do. The many shops and attractions also on the doorstep make this a great place to live.

ACCOMMODATION

COMMUNAL ENTRANCE

There is a communal entrance with a secure key pad and telecom entry system. Stairs or a lift give access up to the 5th floor and a corridor leads to the entrance door to the subject property.

ENTRANCE HALL

With a large storage cupboard and access to all rooms.



BEDROOM / LOUNGE

13'4" x 13'1" approx (4.06m x 3.99m approx)
With windows to front and side elevations offering stunning views across the marina and beyond.









KITCHEN

9'8" x 7'3" approx (2.95m x 2.21m approx)
With modern fitted base and wall units, sink with mixer tap, double oven, four ring hob with filter hood above, fridge and freezer. A window and door with 'Juliet' style balcony offers stunning views across the marina.





SHOWER ROOM

With modern suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C.





UTILITY AREA

Situated to the rear of the shower room with storage and plumbing for a washing machine.

OUTSIDE

Parking is available in the secure car park to the rear.

TENURE

Leasehold - Lease term of 125 years dated from 20th March 1967
Service and maintenance reserve charges are £230 per month.

We have been advised that the residents of Warehouse 13 took over the "Right to Manage" in 2026. The lease extension is also currently under review.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. We would recommend a purchaser make their own enquiries to verify this.

NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

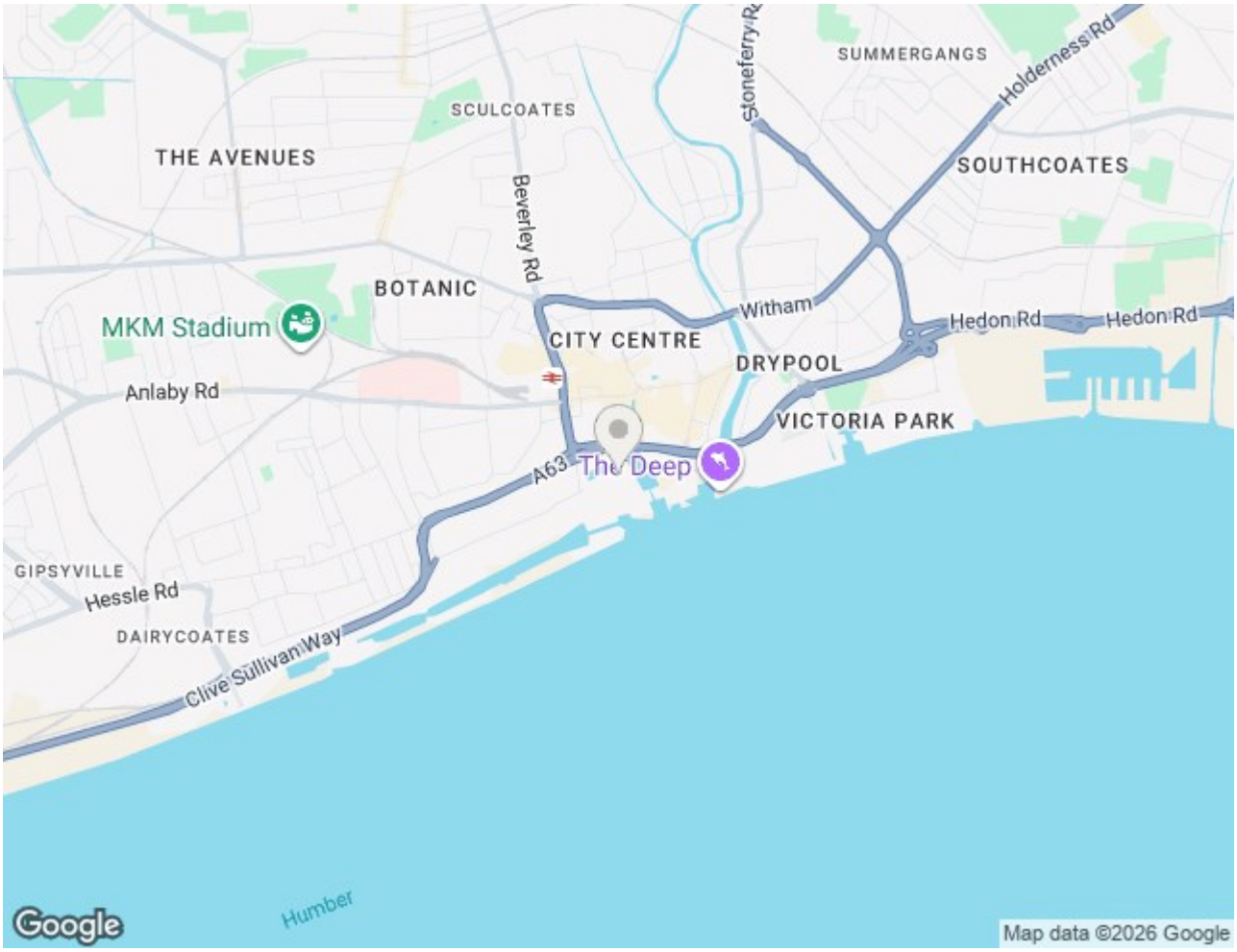
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

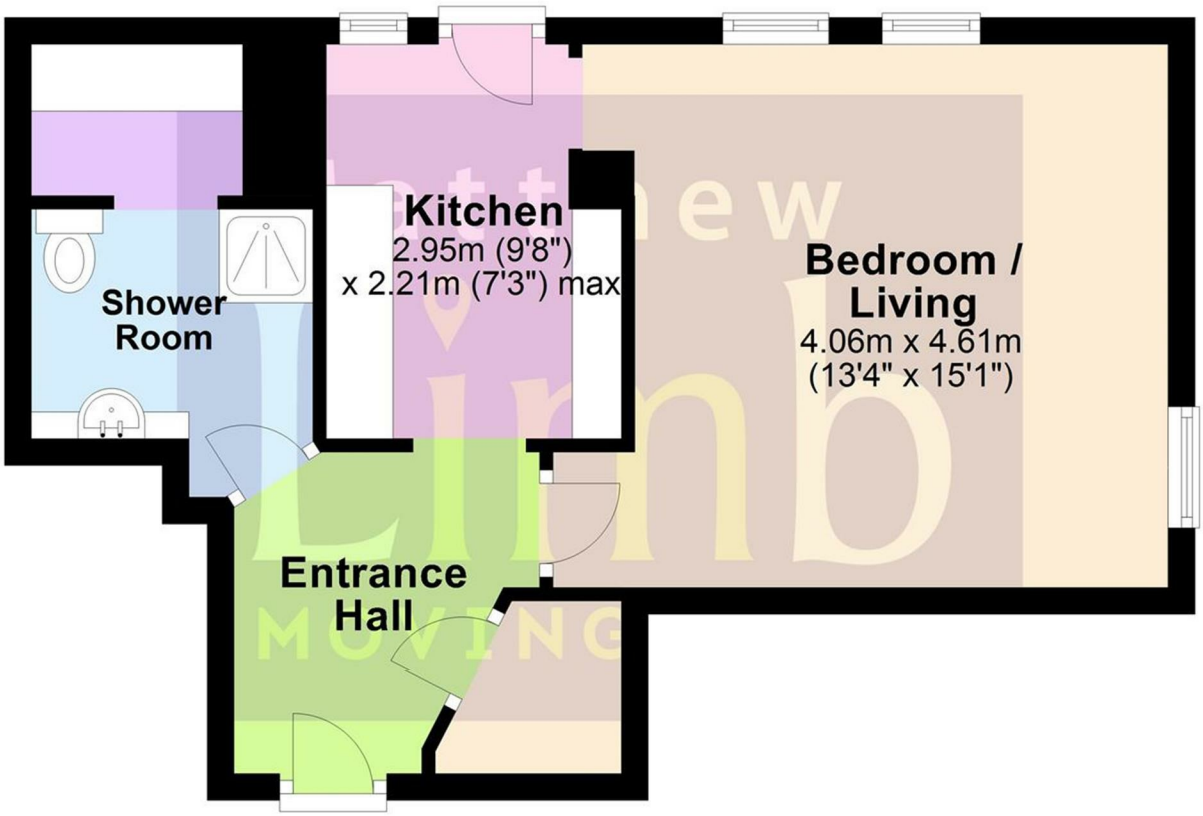
PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.


SUMMERGANGS
Holderness Rd
SCULCOATES
THE AVENUES
Beverley Rd
SOUTHCOATES
BOTANIC
MKM Stadium
Witham
CITY CENTRE
Hedon Rd
Hedon Rd
DRYPOOL
Anlaby Rd
VICTORIA PARK
A63
The Deep
GIPSYVILLE
Hessle Rd
DAIRYCOATES
Clive Sullivan Way
Humber
Google
Map data ©2026 Google

Ground Floor

Approx. 37.0 sq. metres (398.3 sq. feet)



Total area: approx. 37.0 sq. metres (398.3 sq. feet)

NAEA National Association of

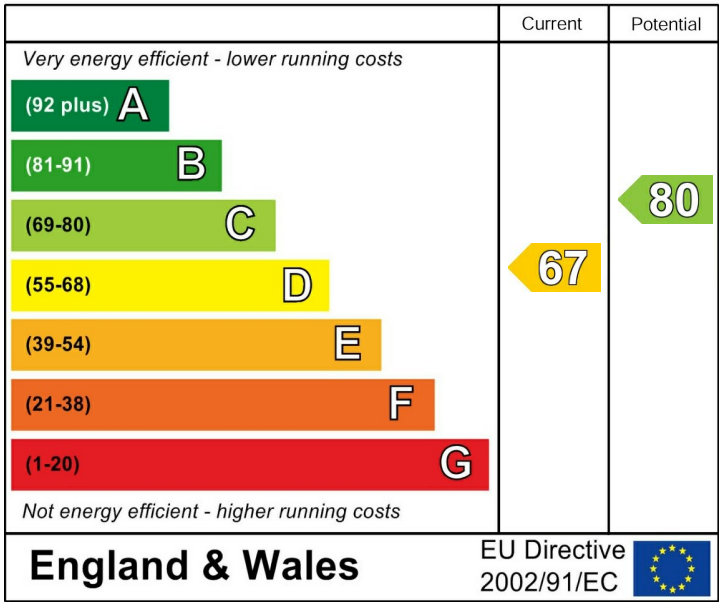
The Property Ombudsman

APPROVED CODE

OnTheMarket.com

Property Photography Academy

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

