



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 23 Grammar School Yard, Fish Street, Hull, East Yorkshire HU1 1SE

**CAOE**

STUNNING STUDIO APARTMENT IN THE HEART OF HULL CITY CENTRE !  
WITH PARKING!  
AVAILABLE NOW!

This studio apartment is located in Hull's Old town with great proximity to shops, bars and restaurants and with quick access to the A63. The apartment is located on the first floor and internally boasts a stunning bedroom/living space, modern kitchen, stylish bathroom and loft space providing additional storage.

There is a one week holding deposit on the property of £110 which is refunded following successful referencing.  
Deposit is one months rent in advance and so full cost following successful referencing for the property would be £990.

Council Tax Band A

EPC - C

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

with stairs to...

## FIRST FLOOR

### ENTRANCE HALL

with door way to kitchen, door way to bathroom and door to...

### BEDROOM/LIVING SPACE

*15'7 max x 11'11 max (4.75m max x 3.63m max)*

with fitted wardrobes

### KITCHEN

*10'2 max x 8'2 max (3.10m max x 2.49m max)*

With a range of eye level and base level units were complimenting work surfaces, sink and drainer unit, electric cooker, Patrick hob, plumbing for washing machine and space for under-counter fridge-freezer.

### BATHROOM

With low-level WC, pedestal handbasin, panelled bath with overhead shower, tiles to splash back areas.

### LOFT SPACE

The property benefits from loft space providing additional storage space.

### CENTRAL HEATING

The property has the benefit of electric storage heaters.

### DOUBLE GLAZING

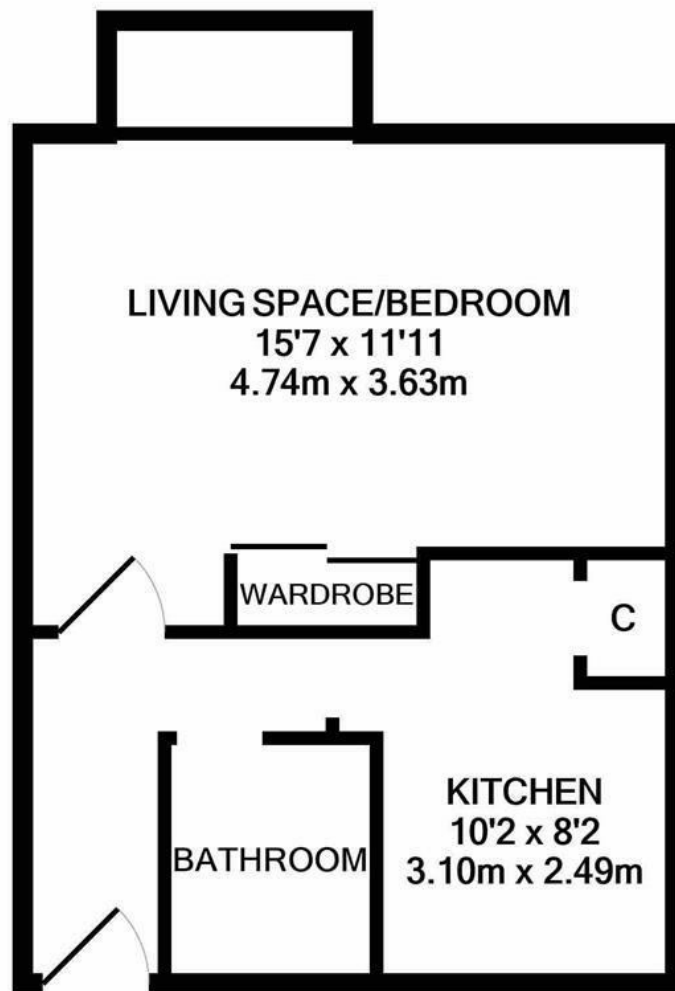
The property has the benefit of double glazing.

### DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



**TOTAL APPROX. FLOOR AREA 332 SQ.FT. (30.8 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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