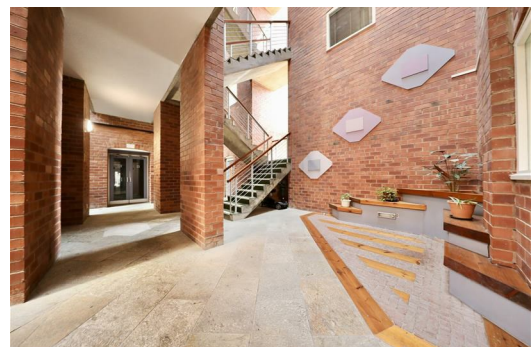




SYMONDS + GREENHAM

Estate and Letting Agents



15 Merchants Warehouse, Robinson Row, Hull, HU1 2QX Offers over £70,000

ONE-BEDROOM APARTMENT – HISTORIC OLD TOWN SETTING – STEPS FROM HULL MINSTER & TRINITY MARKET – ALLOCATED PARKING – NO ONWARD CHAIN

Set within the heart of Hull's atmospheric Old Town, this characterful second floor apartment offers a fantastic opportunity to enjoy vibrant city centre living with history and culture on your doorstep. Positioned just moments from Hull Minster, Trinity Market and Humber Street, the location is second to none — with a wealth of independent bars, restaurants, museums and shopping options all within easy reach.

Located in one of the first buildings in the area to be converted into apartments, this one-bedroom home benefits from charming views that reflect the unique character of the surroundings. The apartment would benefit from modernisation, offering huge potential for buyers to add their own style and value. Inside, the accommodation includes an entrance hall, bright and airy lounge, separate kitchen, a well-proportioned double bedroom, and a shower room.

Externally, the property comes with a rare allocated parking space — a true asset in such a central location.

Offered with no onward chain, this is an ideal purchase for first-time buyers, investors, or anyone looking to embrace the energy and convenience of Hull's most historic quarter.

Enquire today to arrange your viewing.

CENTRAL HEATING

The property has the benefit of electric storage heaters

TENURE

Symonds + Greenham have been informed that this property is Leasehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band A

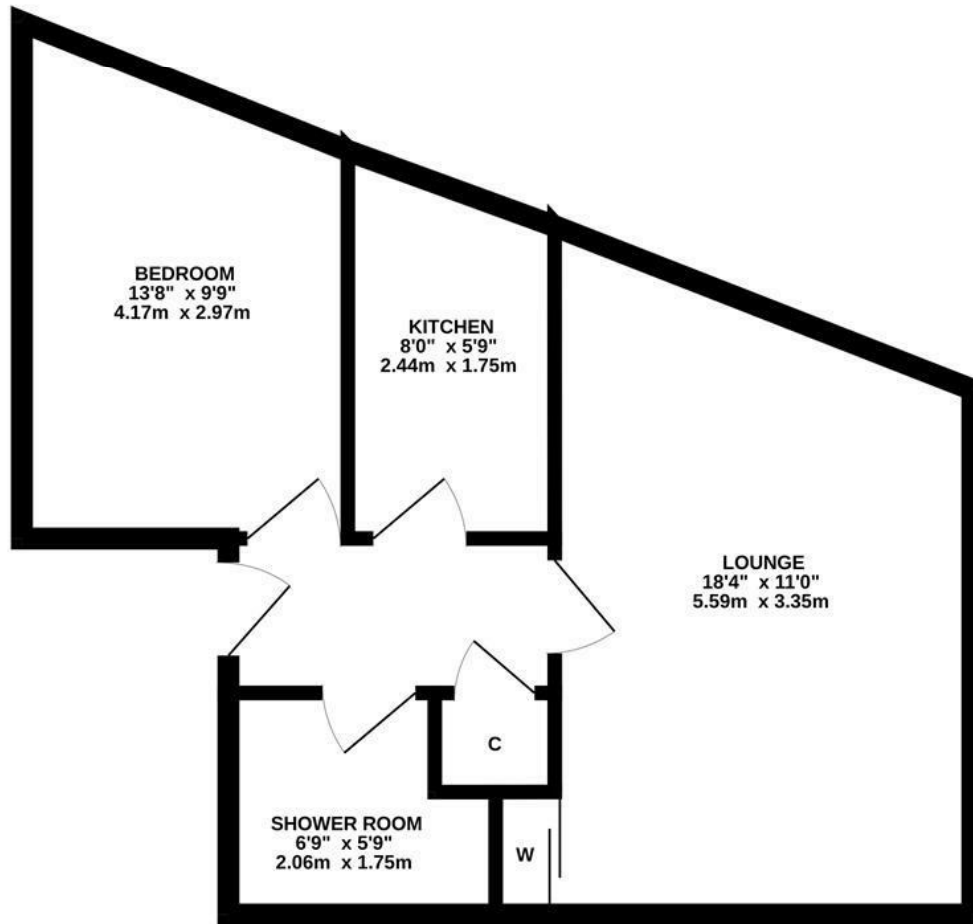
VIEWINGS

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

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.

GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 429 sq.ft. (39.8 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

