



SYMONDS + GREENHAM

Estate and Letting Agents



30 Bishop Lane, Hull, HU1 1PA

£110,000

Symonds and Greenham are delighted to present this exceptional one bedroom first floor apartment, tucked away down the charming cobbled Bishop Lane in the heart of Hull's historic Old Town. Despite being moments from the vibrant cafés, bars, restaurants and independent shops of Trinity Square, Humber Street and the Fruit Market, the apartment enjoys a surprisingly peaceful setting that feels hidden away from the bustle.

Beautifully presented throughout and full of character, the property is bursting with natural light thanks to its impressive ceiling heights and large windows. The accommodation comprises an inviting entrance hall, a stunning double bedroom with three large windows, a generous bathroom, a beautiful living room and an adjoining kitchen. Period charm combines effortlessly with stylish décor to create a home that is both elegant and welcoming.

One of the standout features is the sensational private courtyard, an idyllic sun trap that's perfect for entertaining, dining or simply unwinding outdoors. Residents also enjoy access to attractive communal gardens on the ground floor, adding even more outdoor space to this unique city centre home.

Properties of this calibre in such a sought after Old Town location rarely become available, making this an outstanding opportunity for professionals, first time buyers, downsizers or anyone looking to enjoy the very best of city living in a characterful setting.

Parking: The current owner rents a parking space within a secure gated car park, approximately a one minute walk from the property. Further details regarding the current arrangement can be provided upon request. Please note, the parking space does not form part of the property.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

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

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.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

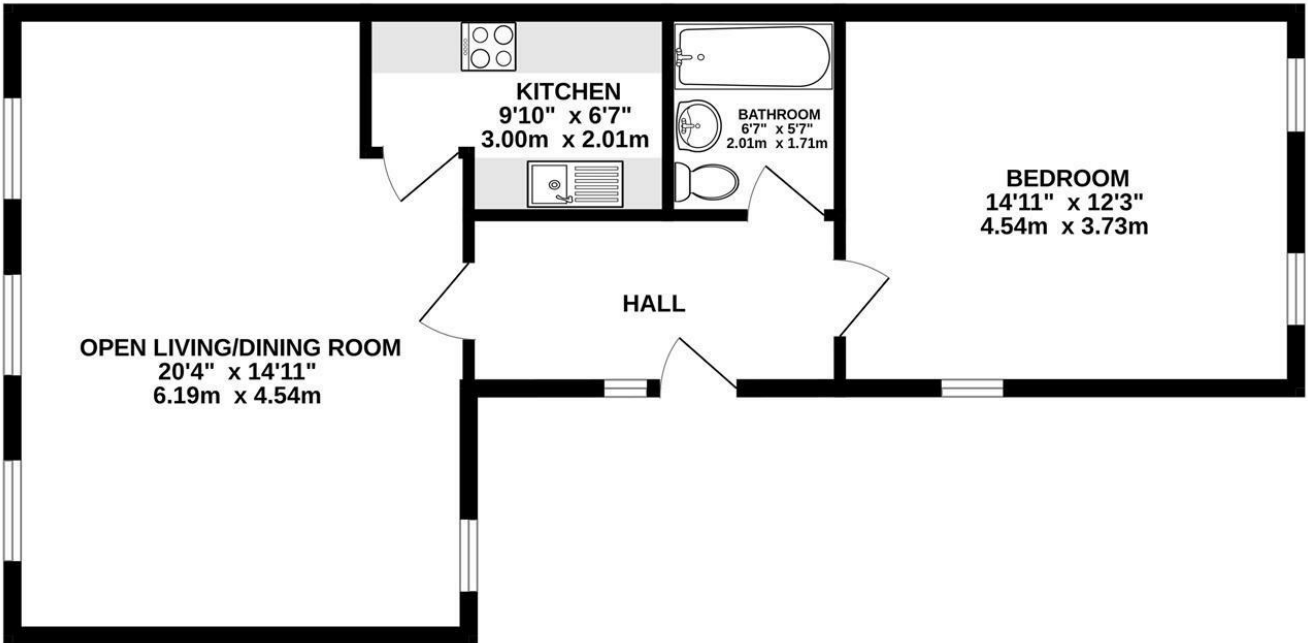
Symonds + Greenham have been informed that this property is Leasehold.

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

VIEWINGS

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

GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 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	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	55
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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	

