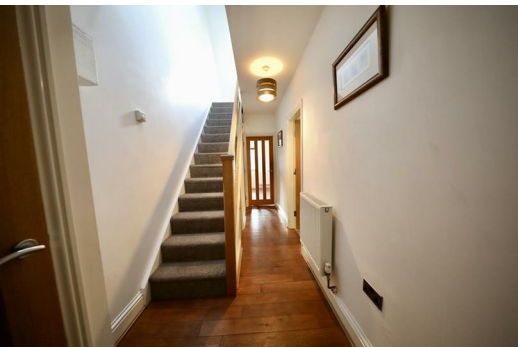




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 13-25 George Street, Hull, HU1 3BA

### £165,000

OUTSTANDING DEVELOPMENT, TWO BED APARTMENT, OVER TWO FLOORS, STUNNING ROOF GARDEN, EXCLUSIVE CITY CENTRE LIVING.

Welcome to this outstanding two-bedroom apartment located on George Street in the vibrant city of Hull. This exceptional property is part of a remarkable development that offers a unique living experience over two spacious floors.

As you enter, you will find a warm entrance hall, open plan lounge, kitchen /diner warm and inviting atmosphere, perfect for both relaxation and entertaining. The apartment boasts two generously sized bedrooms, ensuring ample space for comfort and privacy. Additionally, one bedroom has an en-suite, designed with contemporary fixtures and fittings, catering to the needs of a busy lifestyle.

One of the standout features of this apartment is the stunning communal roof garden. This beautifully landscaped space offers a tranquil retreat from the hustle and bustle of city life, providing residents with a perfect spot to unwind while enjoying panoramic views of the surrounding area.

Situated in the heart of Hull, this property offers exclusive city centre living, placing you within easy reach of a variety of shops, restaurants, and cultural attractions. Whether you are looking to explore the local art scene or enjoy a leisurely stroll along the waterfront, this location has it all.

#### 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 "C"

#### 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.

#### DOUBLE GLAZING

The property has the benefit of double glazing.

#### TENURE

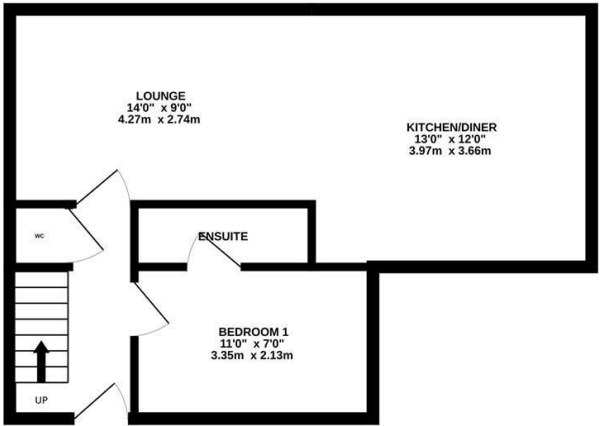
Symonds + Greenham have been informed that this property is Leasehold.

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

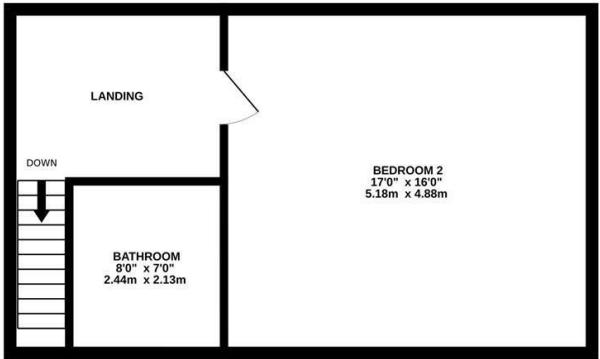
#### VIEWINGS

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

GROUND FLOOR



1ST 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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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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

