

Flat 23, City Central, 22 Wright Street,
Hull, East Riding of Yorkshire

Asking Price: £85,000
Leasehold
EPC Grade D

 **Reeds Rains**

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**** CONVENIENTLY LOCATED ONE BEDROOM PROPERTY WITH TENANT IN SITU ** OFF STREET PARKING ** EXCELLENT AMENITIES CLOSE BY CITY CENTER WITHIN FIVE MINUTE WALK ** GROUND FLOOR ACCOMODATION ** INVESTMENT OPPORTUNITY ** EPC GRADE D ****

There is one parking space. Access to the apartment and parking is via security gates.

Reeds Rains Limited Registered in England at 2nd Floor, Gateway 2, Holgate Park Drive, York, YO26 4GB
Registered Number 2568254. VAT Reg No. 842 795 983.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

Hallway

10'10" x 3'10" (3.3m x 1.17m)

Enter the property via a PVC glazed door into the hallway that gives access to the bedroom, bathroom, and open lounge/kitchen. The hallway is carpeted and has a radiator, and the electric consumer unit

Bedroom

11'9" x 8'1" (3.58m x 2.46m)

Having a rear aspect wind and radiator to one wall.

Bathroom

7'7" x 5'7" (2.3m x 1.7m)

Fitted with a three piece suite in white comprising on a pedestal basin with mixer tap, panelled bath with mains powered shower over, there is tiling to the walls around the bath area and finally a low flush WC. The bathroom is heated via a chrome towel radiator.

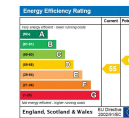
Open Lounge/Kitchen

12'3" x 18'4" (3.73m x 5.6m)

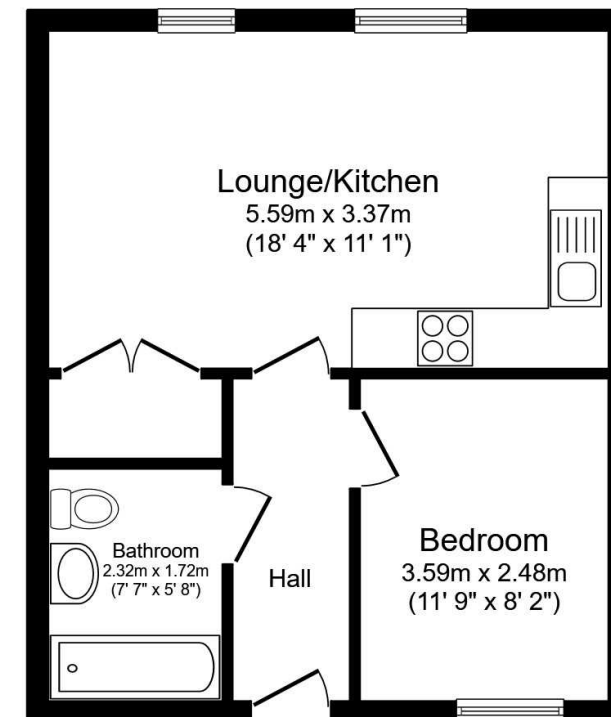
There are two windows to the front aspect. The room is spacious with a kitchen area located to the rear back corner, this has been fitted with a range of wall and base units finished in a dark wood style with contrasting work surfaces inset with a round sink unit and furnished with a mixer tap. There is space for an electric oven and there is a stainless steel extractor fan above. Integral to the units is a fridge and washing machine. To the living area is a double cupboard which houses the heating system.

Externally

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.



For full EPC please contact the branch.



Total floor area 37.4 sq.m. (403 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com