

Flat 23, City Central, 22 Wright Street, Hull, East Yorkshire, HU2

Asking Price: £70,000
Leasehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Flat 23, City Central, 22 Wright Street, Hull, East Yorkshire, HU2
Asking Price: £70,000 Leasehold

Council Tax Band: A
EPC Rating: D

**Prime Ground Floor, One Bedroom
Self-Contained Apartment**
**Location: Wright Street HU2 8HU, just
a five-minute walk to Hull City Centre
train station and bus interchange**
**Tenant in situ, paying £450 pcm,
offering a high gross rental yield of
7.7%**
**Secure gated property providing
peace of mind and enhanced security**
**Comes with a sought-after parking
space for added convenience**
**Low ground rent and maintenance
charges, ensuring financial
practicality**
Ideal investment opportunity

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 an 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.

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.

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

Tenure
Leasehold
183 Years Remaining
Annual Service Charge £175
Maintenance Charge £363 pa

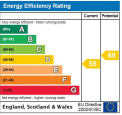
Council Tax Band A
Hull City Council

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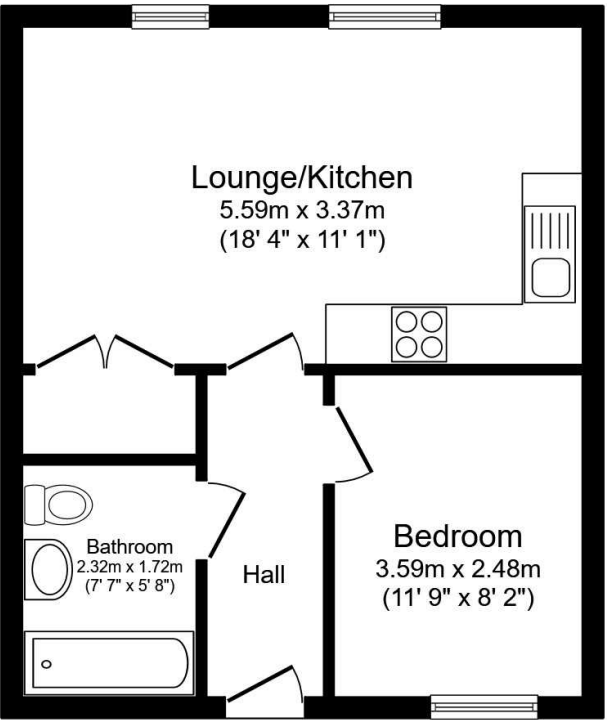
All Measurements
All Measurements are Approximate.

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.



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
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