



**Tivoli House South Street, Hull HU1 3AX**

**welcome to**

**Tivoli House South Street, Hull**

Situated on South Street, This studio flat is ideal for investors, is located in the heart of the city centre, has excellent transport links and is close to local amenities.



### **Open Plan Lounge/ Kitchen**

12' 1" x 14' 9" ( 3.68m x 4.50m )

Housing a fitted kitchen with a range of wall and base units, a sink and drainer unit, an integrated electric hob, an integrated electric oven, a cooker hood, plumbing for a washing machine, space for a fridge freezer, an electric heater and a double glazed window to the rear.

### **Bedroom 1**

9' 6" x 8' 7" ( 2.90m x 2.62m )

With an electric heater and a double glazed window to the side.

### **Bathroom**

With a W/C, a wash hand basin, a walk in shower, a radiator and a double glazed window to the rear.



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## **Tivoli House South Street, Hull**

- City centre living
- Low maintenance
- Ideal for investors
- Excellent transport links

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £70,000

### **directions to this property:**

See below map for property location, for more information on the local area please contact your local residential sales team on: 01482 447748.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA120131 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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