

**staniford**  
grays



Flat 8, Belgrave Mansions 24A Park Street, Hull, HU2 8RR

£74,950

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# Flat 8, Belgrave Mansions 24A Park Street

Hull, HU2 8RR

- CENTRAL HULL POSITION
- PARKING TO REAR
- READY TO MOVE IN LIVING
- DISCREET SETTING
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- IDEAL FOR INVESTORS AND NHS STAFF
- GROUND FLOOR APARTMENT

CENTRAL HULL APARTMENT WITH PARKING PROVISION. IDEAL FOR HOSPITAL WORKERS AND INVESTORS.

Presented to the market and offered for sale is this modern style ground floor apartment offering two bedrooms with a spacious layout with accommodation in excess of 600 sq ft. Located to the rear of St. Stephens and all the convenience this location offers.

The apartment on offer benefits from a modern interior creating a versatile layout for a range of applicant profiles with inspection invited to acknowledge the ready to move in condition. The development offers good proximity to central Hull with services and amenities remaining a short distance walk away.

Private views are offered to the well screened frontage with dedicated parking to the secure rear also. A communal entrance with a staircase leads to the remaining floor levels with access provided to the apartment comprising; inner hallway with deep storage cupboard, bright and spacious Reception Lounge/Dining Area and Kitchen. Two Double Bedrooms and a Bathroom also feature.

No Onward Chain and available for immediate inspection.



£74,950



## COMMUNAL ENTRANCE

Accessed via communal entrance hallway with staircase approach leading to first floor level. Access is provided to the subject ground floor level apartment via a hallway leading to...

## APARTMENT ENTRANCE

With access provided to reception and bedroom spaces, deep storage cupboard. Underfloor heating throughout the apartment.

## RECEPTION LOUNGE

13'7" x 14'9" (4.16 x 4.50)

With good levels of natural daylight provided via a walk-in bay window and additional window to side elevation, laminate to floor coverings, suitably sized to accommodate furniture suite and dining table.

## KITCHEN

11'4" x 5'3" (3.46 x 1.62)

With a selection of wall and base units, uPVC window to side elevation, hob with extractor canopy over, low level oven, inset sink and drainer, tiling to splashbacks, space for washing machine and fridge freezer.

## BEDROOM ONE

10'3" x 10'5" (3.13 x 3.20)

Of double bedroom proportions, with laminate to floor covering, window to rear elevation and fitted wardrobes to wall length.

## BEDROOM TWO

10'5" x 7'4" (3.18 x 2.25)

With window to rear elevation, laminate to floor covering, space for double bed and freestanding bedroom furniture.

## BATHROOM

Well appointed with three piece suite comprising of panelled bath with shower screen, wall mounted showerhead and console, pedestal basin, low flush w.c, neutral tiling to splashbacks.

## OUTSIDE

The property remains well screened from the roadside, with access via gate with low level wall to front boundary. Access is provided to the rear via both pedestrian and vehicular access, with parking situated to the rear, being hard landscaped throughout.



#### **AGENTS NOTE**

The apartment is leasehold with 999 year lease from 31.07.1995, annual ground rent is £50.00 per annum, annual service charge is £1400.00 per annum (figures correct at February 2026)

#### **FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

#### **SERVICES**

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current Kingston Upon Hull City Council council tax band is 'A'.

#### **TENURE**

We understand the Tenure of the property to be Leasehold with Vacant Possession on Completion.

#### **VIEWING**

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

#### **MORTGAGE CLAUSE**

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

#### **PROPERTY PARTICULARS-DISCLAIMER**

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

#### **FEES**

The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



## Floor Plans



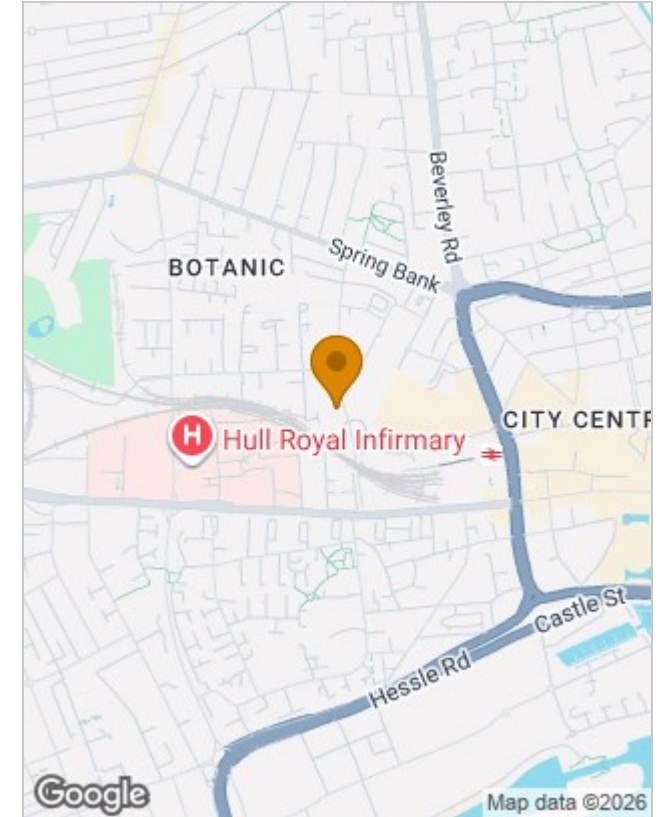
## Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE  
Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	53
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	