



Liberty House Liberty Lane,Hull HU1 1AY

welcome to

Liberty House Liberty Lane, Hull

Situated in this ever popular location, this 2 bedroom apartment is located in Hull's Old Town and benefits from a newly modernised kitchen.



Entrance Hall

Boiler cupboard and a radiator.

Lounge

18' 9" x 16' 7" (5.71m x 5.05m)

Double glazed french style doors to the juliet balcony and a radiator.

Kitchen

16' 7" x 18' 9" (5.05m x 5.71m)

Fitted kitchen with a range of wall and base units, work surfaces, electric cooker, hood, integrated oven, integrated microwave, integrated fridge freezer, dishwasher, wine cooler, tumble dryer and sink.

Bedroom 1

12' 6" x 12' 4" (3.81m x 3.76m)

Double glazed window to the rear and a radiator.

En-Suite

En-suite with walk in shower, low level W/C and basin.

Bedroom 2

13' 7" x 9' 10" (4.14m x 3.00m)

Two double glazed windows to the rear and a radiator.

Bathroom

Bathroom with bath, shower, low level W/C and vanity wash hand basin.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Liberty House Liberty Lane, Hull

- 2 Bedroom Upper Floor Apartment
- Highly Sought After City Centre Location
- Modernised Kitchen
- Parking
- 2 Minute Walk Away From Trinity Market

Tenure: Leasehold EPC Rating: C

Council Tax Band: Deleted Service Charge: 2400.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 10 Mar 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA119672 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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