



SYMONDS + GREENHAM

Estate and Letting Agents



Liberty House Liberty Lane, Hull, East Yorkshire HU1 1AY **Asking price £140,000**

LOCATED IN HULL'S HISTORIC AND CHARMING OLD TOWN - UPSCALE THIRD FLOOR ONE BEDROOM APARTMENT -
IDEAL FOR MODERN LIVING

This third floor apartment would be perfect for a first time buyer looking to live in Hull's old town close to a host of local amenities, good transport links and easy access to the A63. Exuding immaculate charm, the accommodation comprises an open lounge/dining kitchen area equipped with integrated appliances, a spacious double bedroom and a bathroom. Residents can also enjoy the perks of a shared cinema room and access to a gymnasium.

DON'T MISS OUT ON THIS STUNNING APARTMENT...BOOK YOUR VIEWING ASAP!!

THIRD FLOOR

LIVING ROOM/KITCHEN

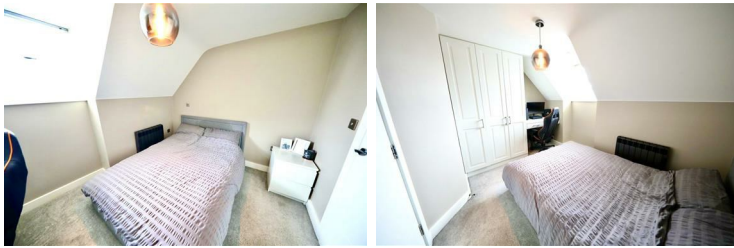
21'8 max x 12'6 max (6.60m max x 3.81m max)

with a range of eye level and base level units with complimenting work surfaces, sink and drainer unit, electric oven, electric hob with over head extractor fan, integrated fridge-freezer, integrated wine cooler



BEDROOM 1

10'9 max x 9'2 max (3.28m max x 2.79m max)



BATHROOM

with low level WC, hand basin, fitted bath with over head shower attachment, floor to ceiling tiles.

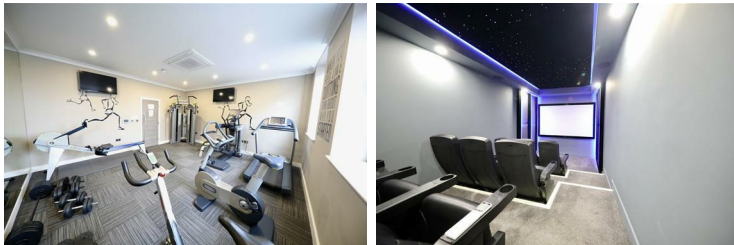


PARKING

off street city centre permit parking at £80 a year.

COMMUNAL AREAS

Liberty House benefits from a gym and a cinema room for residents of the building.



CENTRAL HEATING

The property has the benefit of central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Leasehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "A"

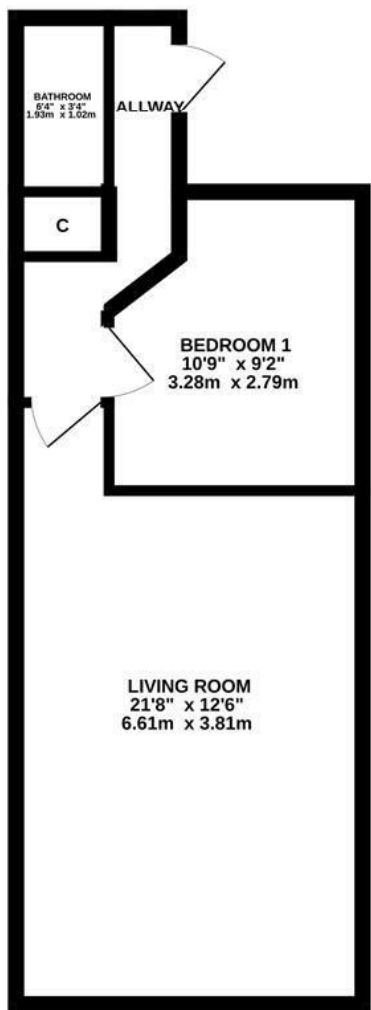
DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

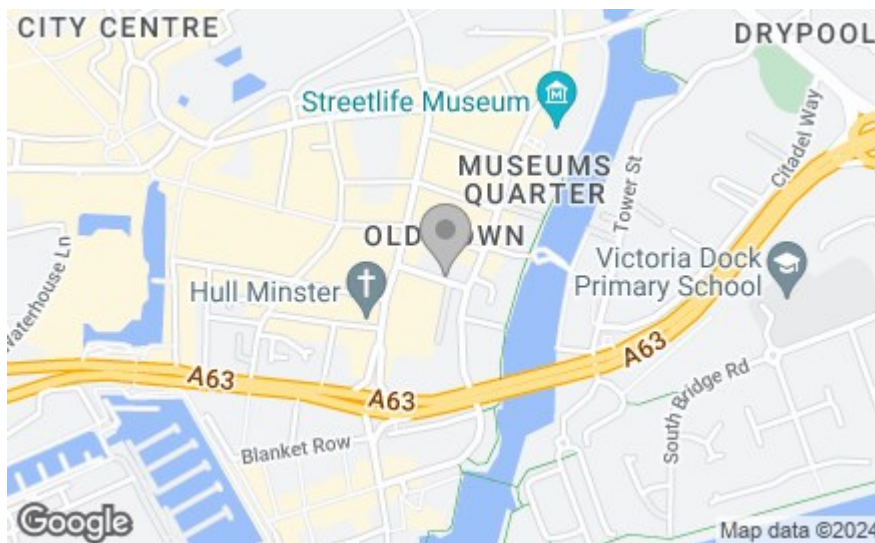
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 394 sq.ft. (36.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		