



**Auckland House William Street, Hull HU1 2SR**

**welcome to**

## **Auckland House William Street, Hull**

This two bedroom flat is in a prime location, close to the city centre, bus and train station and hull royal infirmary.



## **Entrance Hall**

With a door leading to the front of the property, a radiator, a storage cupboard and access to the lounge, kitchen, bathroom and two bedrooms.

## **Lounge**

15' x 12' 11" ( 4.57m x 3.94m )

With a radiator, a double glazed window to the rear and access to the balcony.

## **Kitchen**

13' x 8' 8" ( 3.96m x 2.64m )

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, an integrated oven, an integrated hob, a cooker hood, plumbing for a washing machine, space for a fridge freezer, a boiler unit and a radiator.

## **Bedroom 1**

12' 11" x 11' ( 3.94m x 3.35m )

With fitted wardrobes, a radiator and a double glazed window to the rear.

## **Bedroom 2**

11' 10" x 9' 9" ( 3.61m x 2.97m )

With a fitted wardrobe, a radiator and a double glazed window to the front.

## **Bathroom**

With a W/C, a wash hand basin, a bath with a shower over, a radiator and a double glazed window to the front.



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## Auckland House William Street, Hull

- City centre location
- Two bedroom flat
- Balcony
- Close to bus and train station

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Aug 2016.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# £80,000



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### directions to this property:

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



Please note the marker reflects the postcode not the actual property



Property Ref:  
NEA120232 - 0003

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.

 william h brown



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