



Imperial Mews, HULL HU3 5BE

welcome to

Imperial Mews, HULL

A stylish two bedroom property featuring a spacious lounge, modern layout, and private car parking, ideally located close to a range of local amenities.



Open Plan Lounge/ Kitchen

16' 7" x 10' 7" (5.05m x 3.23m)

Housing a fitted kitchen with a range of wall and base units, complementing work surfaces, a stainless steal sink and drainer unit, an integrated hob, an integrated oven, a cooker hood, an integrated fridge freezer, an integrated washing machine, an integrated dish washer, two radiators, a storage cupboard and a double glazed window to the front and rear.

Landing

With a storage cupboard.

Bedroom 1

12' 9" x 12' 3" (3.89m x 3.73m)

With a storage cupboard, a radiator and a double glazed window to the front.

Bedroom 2

12' 11" x 7' 9" (3.94m x 2.36m)

With 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 rear.

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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Imperial Mews, HULL

- Two well proportioned bedrooms
- Spacious and bright lounge area
- Modern, well designed layout
- Private off road car parking
- Convenient location close to local amenities

Tenure: Freehold EPC Rating: C
Council Tax Band: A

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.

offers in the region of

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA120535 - 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 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.



william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



williamhbrown.co.uk