



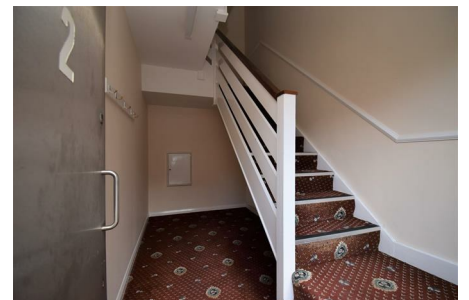
Union Street, Hull, HU2

Offers Around



 2  1  1  D Band: B

- Large Maisonette with Private Entrance
- Well Presented
- Two Fitted Bedrooms
- Fitted Kitchen & Large Lounge/Diner
- PVCu Double Glazing & Gas Central Heating
- Dedicated Off-Street Parking
- Great Central Location
- Chain-Free!





Offered with no chain, this well presented maisonette is situated right in the heart of Hull just around the corner from Hull New Theatre AND it comes with its very own dedicated off-street parking space! The maisonette itself has its own private ground floor entrance leading into a spacious hall ideal for storing coats, shoes, and bikes. To the first floor is a landing, kitchen, and large lounge/diner, whilst to the second floor is a landing, two fitted bedrooms, and a large bathroom with a 4-piece suite. The flat is fitted with PVCu double glazing and gas central heating. This wonderful, spacious flat with dedicated off-street parking is right in the centre of Hull, so contact Hudson Property now to book your viewing!

HudsonProperty

37 The Square, Hessle, East Yorkshire, HU13 0AE
Telephone: 01482 645100



FIXTURES & FITTINGS: The carpets, curtains, blinds and light fittings are included in the sale. **TENURE:** This is a leasehold property with an approximately 123-year lease commencing on the 13th June 1985. The ground rent is £10.00/year and the service charge is currently £168.21 per quarter and this covers management fees, communal electricity, maintenance of external areas, building repairs & maintenance, building insurance, and parking control by an external company. **OTHER INFORMATION:** We believe the building to be of cavity wall construction, to be connected to mains gas, electricity, water, and drainage, and to be connected to KCOM for the purposes of both landline telephone and Internet broadband.

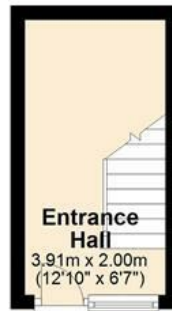


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Ground Floor

Approx. 7.8 sq. metres (84.2 sq. feet)



First Floor

Approx. 48.7 sq. metres (523.9 sq. feet)



Second Floor

Approx. 48.7 sq. metres (523.9 sq. feet)



Total area: approx. 105.2 sq. metres (1132.1 sq. feet)

MEASUREMENTS: Please note that all measurements are approximate. **STAMP DUTY:** Many property purchases are subject to Stamp Duty Land Tax, and the rules governing stamp duty and the levies imposed are complex. HM Revenue & Customs have an online calculator to assist you in calculating your stamp duty liability (<https://www.gov.uk/stamp-duty-land-tax>) but please always check with your solicitor. **COPYRIGHT:** All photographs and images are the exclusive property of Hudson Property Angels Limited and are protected by copyright law. The images may not be reproduced, copied, transmitted or manipulated without the written consent of a director of Hudson Property Angels Limited.