



76 Church Street, Hull, HU7 4TD

£475,000

Welcome to Church Street, Sutton on Hull - a historical village where an exceptional investment opportunity awaits. Situated at an asking price of £475,000, this property, built circa 1884, presents a rare chance to own a piece of heritage in the heart of the village.

Spanning three floors and boasting over 3600 sq ft of space, this residence offers versatility and potential. Currently, part of the ground floor is occupied by a longstanding family, who have cherished this building for over six decades. However, this section could effortlessly be transformed into two additional apartments, offering lucrative rental prospects.

Outstanding Investment Opportunity in Sutton on Hu

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Beyond the family's quarters, a separate entrance to the rear grants access to four additional apartments, all of which are currently occupied. Despite its modern utility, the property retains many of its original features, adding to its grandeur and charm.

Convenience is key, with a dedicated car park and garden at the rear of the property, providing both residents and visitors ample space and tranquility.

In summary, this property on Church Street presents an unparalleled investment opportunity, combining historical significance with modern practicality. Don't miss your chance to own a piece of Sutton on Hull's heritage. Schedule a viewing today and unlock the potential of this remarkable residence.

Apartment 1 (Ground Floor) - 119 sq m:

This spacious apartment occupies the entire ground floor, offering a generous living space of 119 square metres.

The layout comprises a well-appointed kitchen, a comfortable lounge area, modern bathroom, completing the accommodation is a cosy bedroom.

Apartment 2 (Ground Floor) - 53 sq m:

Situated on the ground floor, this apartment offers a compact yet comfortable living space spanning 53 square metres.

The layout includes a welcoming lounge area, a well-proportioned bedroom, a functional kitchen, and a modern bathroom.

Apartment 3 (First Floor) - 49 sq m:

Nestled on the first floor, this one-bedroom apartment offers a cosy living space of 49 square metres.

The layout comprises a bright and airy lounge area, a well-equipped kitchen and a modern bathroom.

Apartment 4 (First Floor) - 48 sq m:

Adjacent to Apartment 3 on the first floor, this one-bedroom apartment boasts a comfortable living space of 48 square metres.

The layout includes a spacious lounge area, a functional kitchen, and a modern bathroom.

Apartment 5 (Full Top Floor) - 73 sq m:

Occupying the entire top floor, this expansive two-bedroom apartment offers a luxurious living space of 73 square metres.

The layout features a spacious lounge area, a well-appointed kitchen, two comfortable bedrooms, a modern bathroom completes the apartment.

Exterior:

The property's exterior features a spacious driveway, providing convenient access for residents and visitors.

A dedicated car park offers additional parking spaces, ensuring ample parking availability for all residents.

A charming garden at the rear of the property provides a tranquil outdoor space for relaxation, enhancing the overall appeal of the residence.

Each flat is council tax band A

Disclaimer

-None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

-Room Measurements in these particulars are only approximations and are taken to the widest point.

-An EPC is held for this property and is available for inspection at the branch should you wish to view. It is also available online through the properties details on our website www.urbanpropertyhull.co.uk.

-To arrange a viewing for this property please contact Urban Property 01482 226560.

-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

All mortgages are subject to status and valuation.

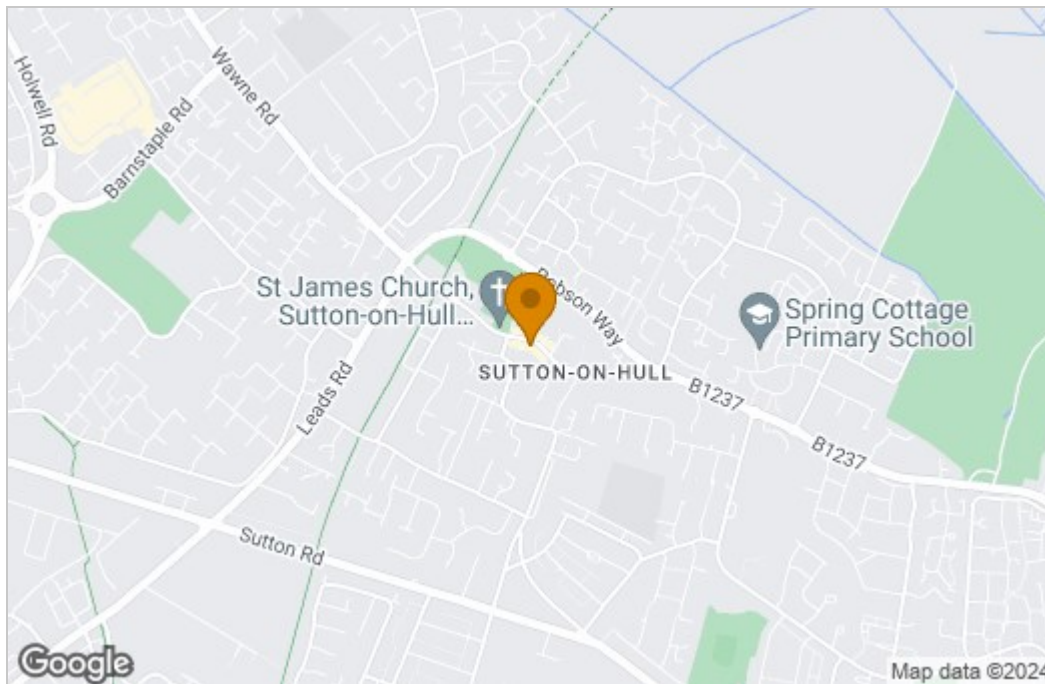
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP
REPAYMENTS ON A MORTGAGE OR OTHER LOAN
SECURED ON IT.

Floor Plan

Ground Floor



Area Map



Energy Efficiency Graph

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	

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