

72 Lee Smith Street, Hull, HU9 1SD

£60,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £60,000. This property is an ideal buy to let having tenants in situ! Accommodation briefly comprises of two, modern, one bedroom flats which are both currently occupied! Situated in this popular residential area close by to local amenities and bus routes to the city centre! Installed with gas central heating and double glazing. Contact us to arrange your viewing today!

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This property is an ideal buy to let having tenants in situ! Accommodation briefly comprises of two, modern one bedroom flats which are both currently occupied at £450 pcm! Situated in this popular residential area close by to local amenities and bus routes to the city centre! Installed with gas central heating and double glazing. Contact us to arrange your viewing today!

Ground floor:

Communal entrance to hallway

Ground Floor Flat Entrance A- With lounge/modern kitchen, bedroom, bathroom and garden.

First Floor Flat Entrance B- With lounge/modern kitchen, bedroom, bathroom.

Thinking of moving? Contact us on 01482 226560 to arrange your free no obligation market appraisal. We are your local, family run Estate Agents offering a personal, bespoke professional service at an unbeatable fee.

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.

-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](http://www.urbanpropertyhull.co.uk).

-To arrange a viewing for this property please contact Urban Property 01482 226560 350 Holderness Road Hull HU9 3DQ.

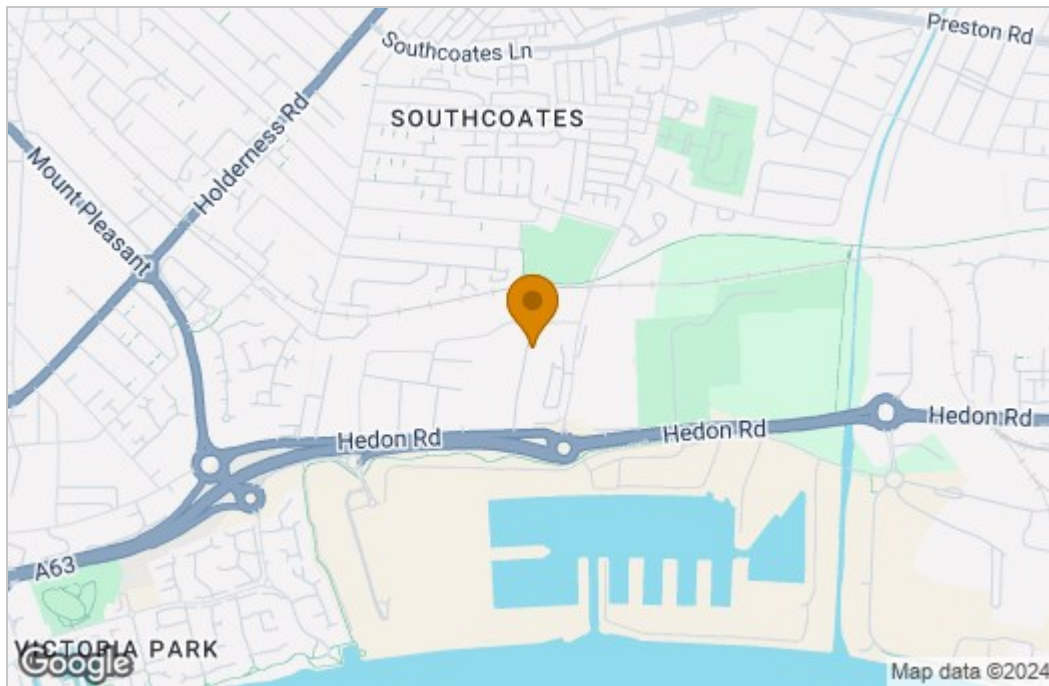
-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

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

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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