



**871 Holderness Road, Kingston Upon Hull, HU8 9DA**

**£145,000**

Urban Property present this new listing for sale! At £145,000! Investment Opportunity! Empty Retail Unit & Large Flat Above! This large, mid-terraced property is situated on the ever-popular A165 Holderness Road, which is Hull's longest shopping street and a main road heading into the city centre. This property has been brought to the market for sale and is very rarely available. The ground floor retail unit is used as an independent shop and includes staff facilities. The spacious apartment above, with three bedrooms, has a private entrance door from the rear garden. It is arranged over two floors and features a large modern kitchen, a spacious lounge, two bedrooms, and a contemporary shower room.

This property would make for an ideal investment and is not to be missed!

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#### Ground Floor

Retail unit with staff facilities. More details to follow.

Flat-  
Rear Private Entrance into the:

**Kitchen**  
Large modern extensively fitted kitchen with window to the side, laminate flooring, radiator, range of wall & base units with contrasting work surface & tiling to splash backs.

Stairs to the first floor:

#### Large Landing

Carpet flooring, radiator, and doors to:  
Lounge

Spacious light and airy lounge with windows to the front aspect, carpet flooring, radiator, and feature fireplace.

#### Bedroom One

Window to the rear aspect, carpet flooring, radiator, and wall-mounted boiler.

#### Bedroom Two

Window to the side aspect, radiator, and fitted wardrobes.

#### Bedroom Three

Window to the rear aspect and radiator.

#### Shower Room

Modern fitted shower room with window to the side aspect, tiled flooring, radiator, part tiled walls, low flush WC, vanity hand wash basin, and shower cubicle with drench shower.

#### Exterior

Fully enclosed garden to the rear of the property designed for ease of maintenance, with entrance door to the flat.

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 356 Holderness Road Hull HU9 3DQ.

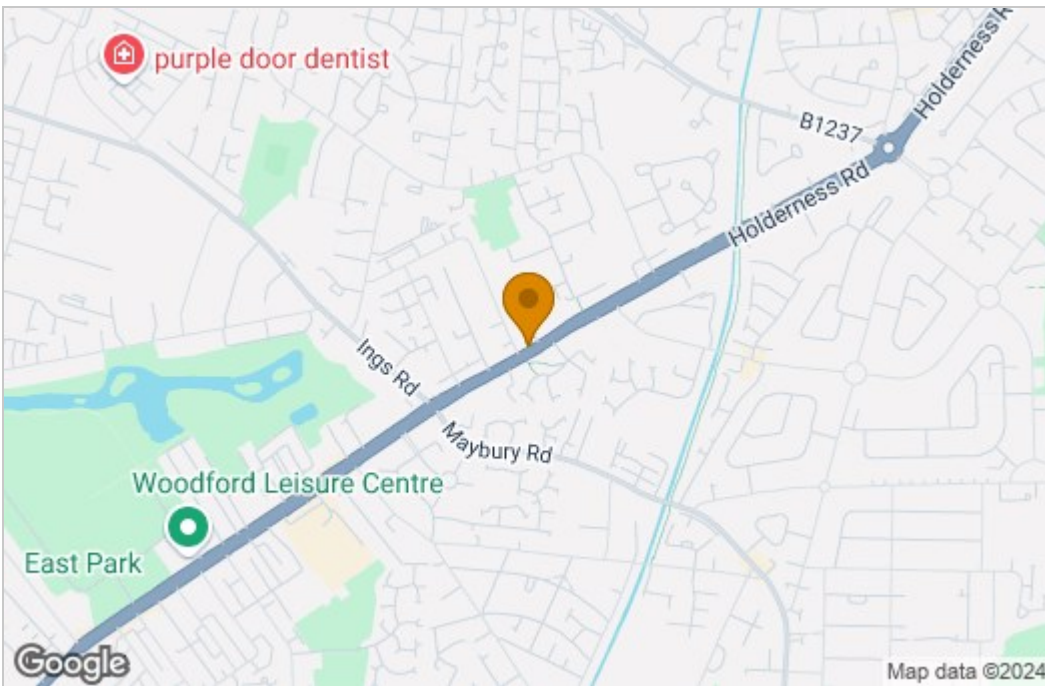
-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

All mortgages are subject to status and valuation.

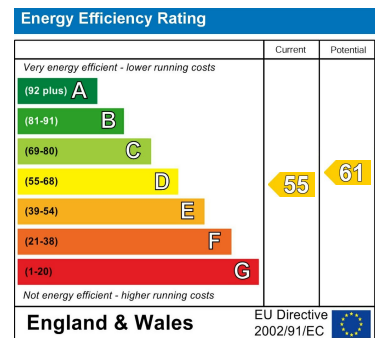
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

# Floor Plan

## Area Map



## Energy Efficiency Graph



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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