



600 Holderness Road, Kingston Upon Hull, HU9 3EU

£150,000

Urban Property present this new listing for sale! At £150,000! Investment Opportunity! Empty Retail Unit & Large Flat Above! This large, semi detached 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 two bedrooms (+ loft space), has a private entrance door from the rear garden. It is arranged over two floors and features a large kitchen, a dining room, spacious lounge, two bedrooms, loft space and a bathroom. To the exterior is a fully enclosed rear garden. This property would make for an ideal investment and is not to be missed!

Retail Unit

Retail area

With window to the front, electric security shutter and laminate flooring.

Rear staff room

With laminate flooring and rear door.

W/C

With low flush w/c

Flat

Ground floor

Kitchen

With entrance door, window to the rear, vinyl flooring, range of wall & base units, electric oven, gas hob, extractor hood and stainless steel sink unit with chrome mixer tap over.

Dining room

With window to the side, carpet flooring, radiator and door to hallway.

Hallway

With stairs leading to first floor.

Landing

With fixed stairs to the loft space and doors to:

Lounge

With windows to the front and carpet flooring.

Bedroom one

With window to the rear and carpet flooring.

Bedroom two

With window to the rear, laminate flooring and radiator.

Bathroom

With windows to the side, tiled flooring, radiator, tiling to splash backs, wall mounted boiler pedestal hand wash basin, low flush w/c, panel enclosed bath and independent shower cubicle.

Loft

With velux window to the rear.

Exterior

To the exterior is a fully enclosed rear garden.

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.

-To arrange a viewing for this property please contact Urban Property 01482 226560 356 Holderness Road Hull HU9 3DQ.

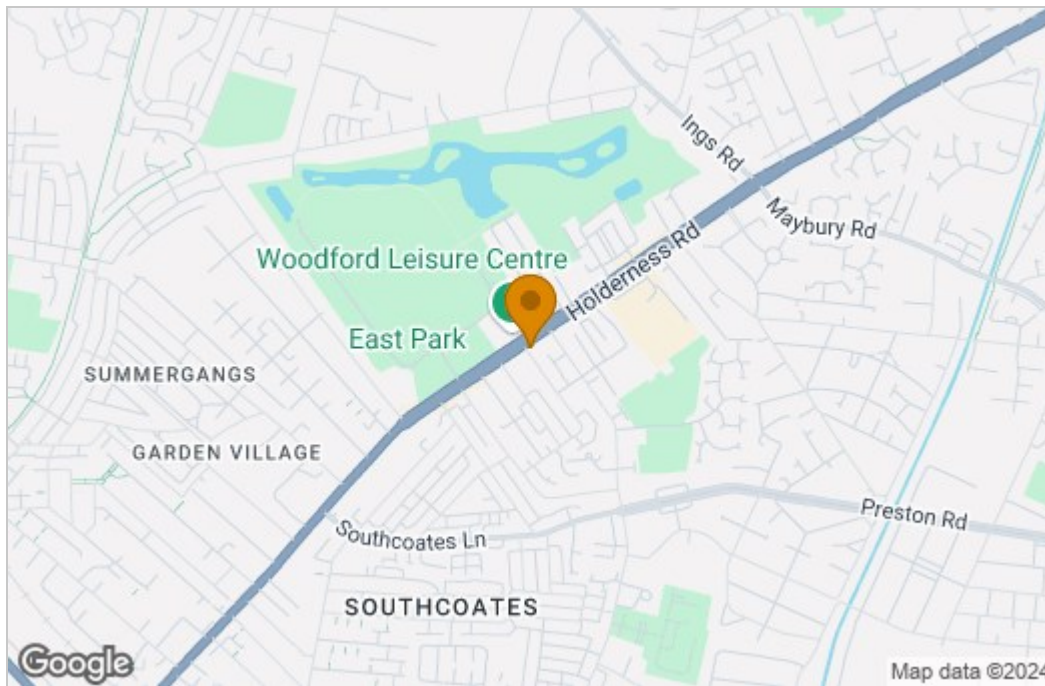
-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

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

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

350 Holderness Road, Hull, East Yorkshire, HU9 3DQ
 Tel: 01482 226560 Email: info@urbanpropertyhull.co.uk