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Apartment 619a Holderness Road, Hull, East Yorkshire, HU8 9AL

- Three Bedroom Maisonette
- Located Over A Shop
- Rear Access
- Front Facing Lounge
- Bathroom
- Main Road Position
- Well Proportioned Rooms
- Three Bedrooms (Over Two Floors)
- Rear Facing Kitchen
- Currently Tenanted

O.I.R.O £77,950



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Apartment 619a Holderness Road, Hull, East Yorkshire, HU8 9AL

Three bedroom maisonette, main road position located close to a host of local amenities. Above a shop, the property is currently tenanted. Recommended for an internal inspection to fully appreciate the space provided. Accessed from the rear via a private staircase. Entrance hall, lounge, kitchen, bedroom and bathroom. Second floor, two further bedrooms. Gas central heating system and double glazing.

Location

Located along Holderness Road, the property is well placed for a host of amenities including the Morrisons supermarket. The city centre is within a short commute which provides an extensive range of shopping, leisure and transport facilities.

Entrance

The property is accessed from the rear ten foot. A staircase provides access to the first floor flat.

Entrance Hall

Rear private entrance door provides access into the hallway. Access to all rooms off, two radiators and stairs to the second floor accommodation.

Lounge

17'6" x 16'5" (5.346m x 5.013m)

Two windows to the front elevation, fireplace with gas fire (not tested) and boiler cupboard housing the gas fired central heating boiler (not tested).

Kitchen

7'2" x 11'1" (2.202m x 3.395m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Space for appliances and windows to the side and rear elevations.

Bedroom

10'10" x 16'5" (3.316m x 5.012m)

Window to the rear elevation and radiator.

Bathroom

6'2" x 12'2" max sizes (1.905m x 3.720m max sizes)

Containing a suite of bath, wash hand basin and WC. Two windows to the side elevation, radiator, sliding door and part tiled walls.

Second Floor

Roof light window.

Bedroom

16'4" x 10'8" + dormer (4.986m x 3.269m + dormer)

Dormer window to the front elevation, radiator, wardrobes and drawers.

Bedroom

10'10" to back of wardrobes x 10'8" (3.323m to back of wardrobes x 3.273m)

Window to the rear elevation and radiator.

Outside

The property has rear access to the flat.

Energy Performance Certificate

The current energy rating on the property is E (52)

Outgoings

From Internet enquiries with the valuation Office website the property has been placed in Band for Council Tax purposes, Local Authority Reference Number. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Services

The mains services of water, gas and electric are connected.

Tenure

The tenure of this property is Leasehold - 125 year lease from 25th June 2008.

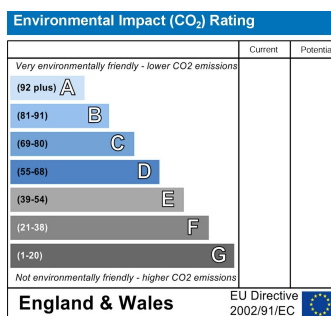
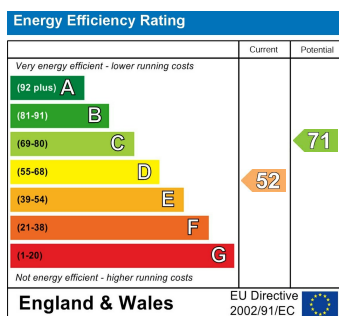
Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

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