

Whitakers

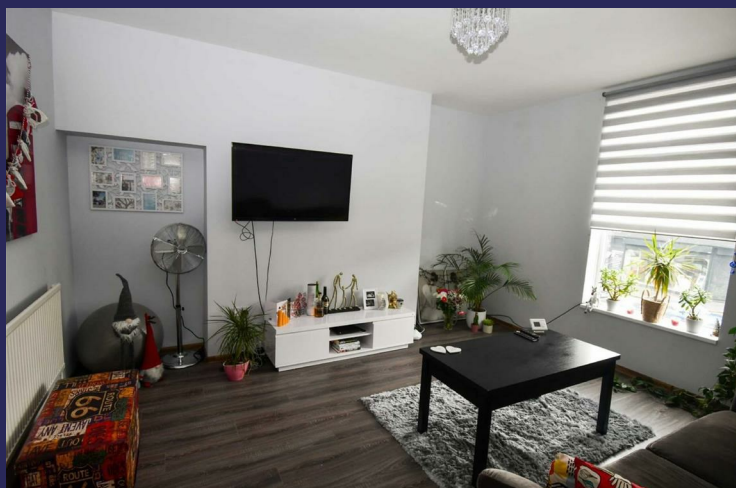
Estate Agents



11 Holderness Road

, Hull, HU8 7NA

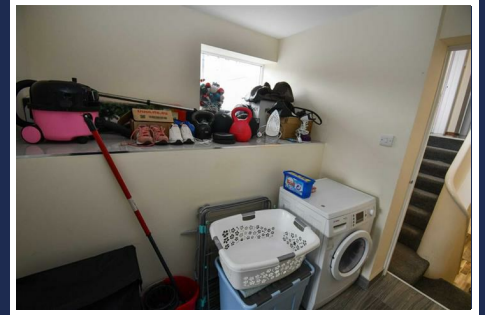
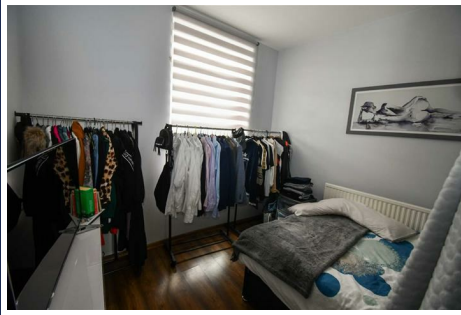
£125,000



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Ground Floor Shop

Sales and food preparation area
36'8" x 14'3" max (11.18 x 4.34 max)
Large window to the front elevation.

Preparation / storage
7'3" x 5'7" (2.22 x 1.69)
Storage cupboard.

Washroom
8'4" x 7'6" (2.54 x 2.28)
Double bowled sink.

Lobby
Wash basin with WC off housing the gas central heating boiler (new boiler installed 2019 with 10 year warranty)

Lobby.
Wash basin and shower room off.

Storage Area
13'8" x 11'11" (4.16 x 3.62)
Rear entrance door.

Shop Tenancy
A lease commenced for a term of 6 years 11 months ending and including 26.05.2026 at a term of £450.00PCM.

First Floor Apartment

Recess Porch
Entrance door leads to;

Hallway
Central heating radiator and staircase leading to landing.

Landing

Laminate flooring, enclosed staircase to landing leading to the unused second floor.

Lounge
15'0" x 13'0" max (4.57 x 3.95 max)
UPVC double glazed window and central heating radiator.

Dining Kitchen
13'0" x 10'11" max (3.95 x 3.34 max)
UPVC double glazed window , central heating radiator, a range of base, wall and drawer units. Fitted work surfaces, tiled splash backs, stainless steel inle drainer sink unit, split level oven and hob with cooker hood over. Plumbed for an automatic washing machine and enclosed gas central heating boiler (new boiler installed 2019 with 10 year warranty).

Bedroom One
10'7" x 9'8" (3.22 x 2.94)
UPVC double glazed window, central heating radiator and laminate flooring.

Utility Area
UPVC double glazed window and central heating radiator.

Bathroom
Two UPVC double glazed windows and towel rail central heating radiator. Fitted with a three piece suite comprising of shower cubicle , pedestal wash basin and low flush WC.

Tenancy
An AST agreement commenced 5.12.2020 for a term of 6 months at £550.00PCM.

Tel: 01482 790970

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Valuations

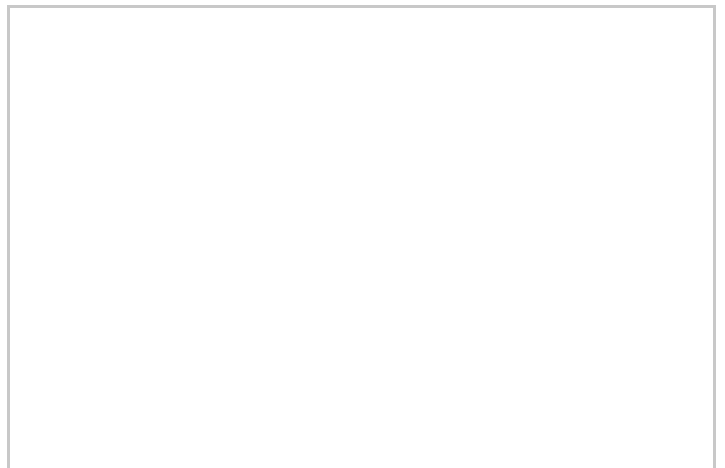
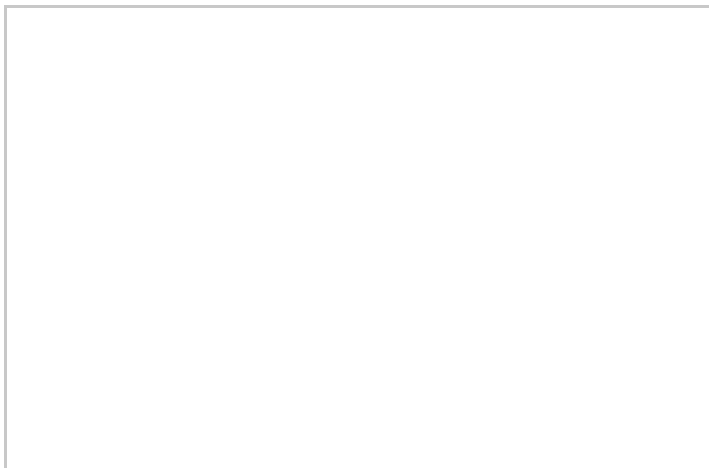
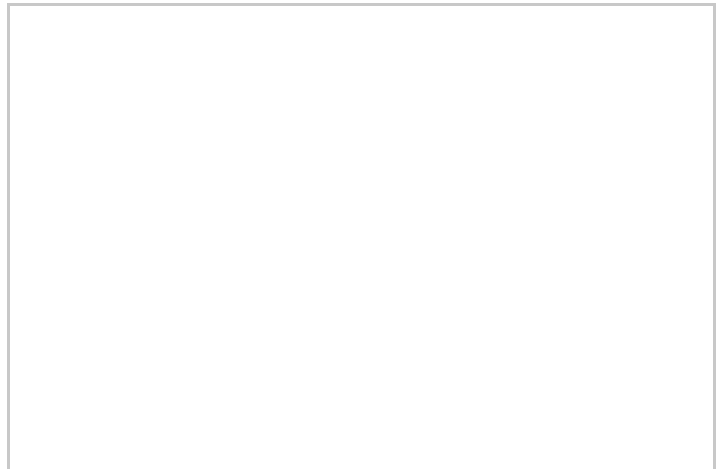
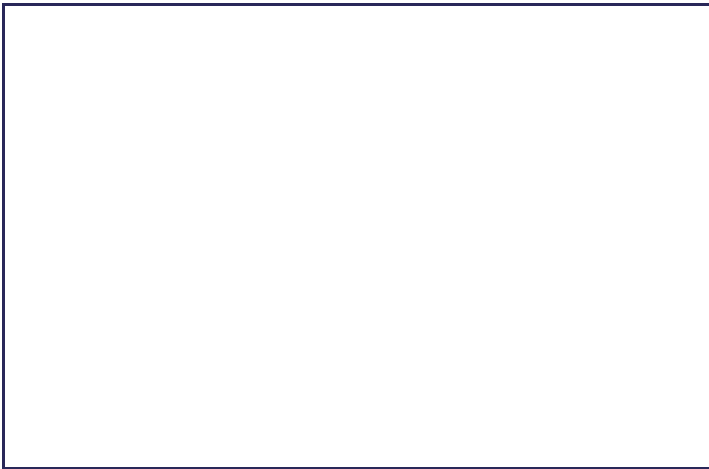
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Ground Floor

Floor area 68.0 sq. m. (732 sq. ft.) approx

First Floor

Floor area 65.0 sq. m. (700 sq. ft.) approx

Total floor area 133.0 sq. m. (1,432 sq. ft.) approx

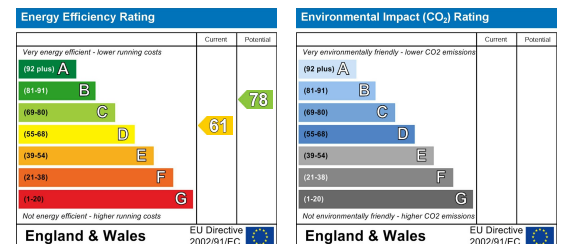
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewing

Please contact our Whitakers Estate Agents - East Hull Office Office on 01482 790970 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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