

2 Bedroom Ground Floor Unit Plus 3 Bed Flat

Hessle Road, Hull, HU3 4EJ

Offers in Region of

£108,000



- INVESTMENT OPPORTUNITY • PERFECT FOR DEVELOPMENT • POTENTIAL GROUND FLOOR RETAIL UNIT • PLUS 3 BEDROOM FLAT • DECEPTIVELY SPACIOUS • VACANT POSSESSION ON COMPLETION • NO CHAIN INVOLVED





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This property presents an excellent opportunity to acquire an investment asset arranged over three floors. The ground floor comprises a particularly spacious unit, previously utilised for retail purposes; however, it should be noted that a commercial licence will need to be obtained.

The first and second floors accommodate a generously proportioned three-bedroom flat.

The property is deceptively spacious and briefly comprises, at ground floor level, a large unit with a rear reception room, separate kitchen, WC/shower room, and preparation room.

To the first floor, there is a spacious lounge, fitted kitchen, bathroom, and an additional reception room which may also be used as a third bedroom.

The second floor offers two further bedrooms, one of which benefits from fitted wardrobes.

The property also benefits from gas central heating and double glazing throughout. This versatile property offers excellent development potential and represents an opportunity not to be missed.

Please note that the property is currently held under a residential title, although it has previously been used for mixed-use purposes.

Location

The area is well served with all amenities much needed for residential and commercial use.

There are busy retail parks with easy access to the motorway networks connections along the A63. Hull city centre is just a short commute from the property and there are regular road and rail links which may be accessed via the Paragon road and rail interchange.

Property Description

Ground Floor

Front Entrance - Front aluminum entrance door and large shop window looking out to Hessle Road.

Unit - 29' 1" x 14' 6" (8.87m x 4.44m) Extremes to extremes.

Spindle staircase off to the first floor.

Built in bar.

Wall light points.

Radiators.

Ceramic tiled flooring.

Open arch leads to a further reception room..

Further Reception Room - 14' 0" x 9' 9" (4.27m x 2.99m)

Extremes to extremes.

Radiator.

Laminate flooring.

A further open arch leads through to a kitchen area..

Kitchen - Extremes to extremes.

Bult in low level units.

Laminate work surface.

Open display shelving.

Built in cupboard housing the gas central heating boiler.

Plumbing for automatic washing machine.

GF WC - 2 piece suite comprising of a wall mounted wash hand basin and low flush W.C. all with a contrasting tiled surround.

Shower Room - Shower with contrasting tiled surround.

Inner Lobby - Radiator.

Tiled flooring.

Preparation Room - 11' 9" x 9' 10" (3.6m x 3.01m)

Extremes to extremes.



Tiling to the walls and floor.

First Floor

First Floor Landing - Split level.

Spindle staircase off to the second floor.

Rear entrance door leading to a fire escape.

Radiator.

Lounge - 16' 2" x 15' 2" (4.94m x 4.63m) Extremes to extremes.

L shaped.

Double glazed window looking out through to Hesse Road.

Feature glazed block partition screen window.

Mid level dado rail.

Coving.

Radiator.

Laminate flooring.

Kitchen - 13' 10" x 9' 8" (4.24m x 2.96m) Extremes to extremes.

Window looking out to the rear.

Range of base, drawer and wall mounted units.

Coordinating roll edged laminate work surface housing a hob, built in double oven beneath, glass and stainless steel funnel hood extractor fan over and a matching high gloss laminate splash back surround.

Integrated fridge.

Integrated freezer.

A further work surface houses a 1&1/2 bowl single drainer sink unit with a mixer tap over.

Coving.

Radiator.

Further Reception Room - 14' 1" x 9' 10" (4.31m x 3.02m)

Extremes to extremes.

Double glazed window with aspect to the rear.

Mid level dado rail.

Radiator.

Laminate flooring.

Bathroom - 3 piece suite comprising of a panel bath, pedestal wash hand basin and low flush W.C.

Glazed opaque window.

Contrasting tiled surround.

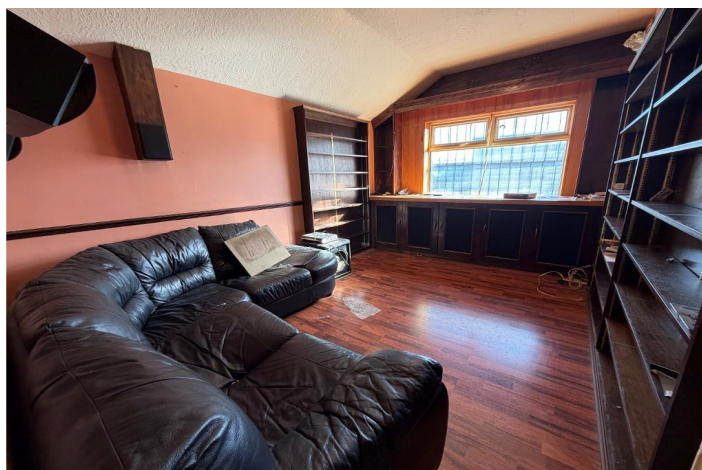
Radiator.

Second Floor

Bedroom One - 11' 11" x 12' 1" (3.65m x 3.69m) Extremes to extremes plus recess.

Fitted skylight window.

Built in wardrobes with shelves and hanging space.



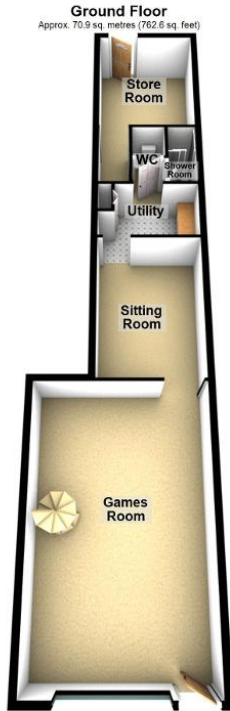
Matching overhead storage units.
Built in low level dressing table with space for storage beneath.
Radiator.
Laminate flooring.

Bedroom Two - 9' 8" x 8' 6" (2.95m x 2.61m) Extremes to extremes.
Fitted skylight window.
Radiator.
Laminate flooring.

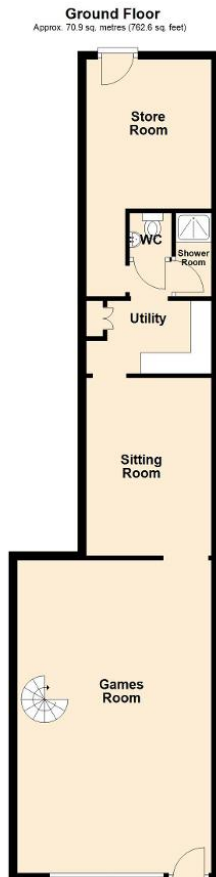
Council tax band: A

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.





Total area: approx. 160.9 sq. metres (1731.7 sq. feet)



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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