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need2view
property services
Sales & Lettings

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**NO
CHAIN**

YORKE STREET

HUCKNALL

NOTTINGHAM

NG15 7BT



£125,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ

TENURE

Freehold

- Commercial Property with Residential Living
- Offering Two Large Display Windows
- Two Bedrooms to the Second Floor
- Roller Shutters to Ground Floor Shop
- Ground Floor WC
- Within Walking Distance to Train, Tram and Hucknall Town Centre, within easy access of Junctions 26 & 27 of M1

YORKE STREET, HUCKNALL, NOTTINGHAM

DIRECTIONS

On leaving our Hucknall office turn left into High Street, continue over the 1st set of traffic lights, at the 2nd set of lights turn left into West Street then first right into Yorke Street, where the property will be easily identified by our 'For Sale' sign on the corner.

GROUND FLOOR SALES SHOP

42' x 13' maximum narrowing to 8' 6". With glazed front entrance door and two large display windows, suspended ceiling with lighting and spot lighting, fitted shelving, numerous power points and telephone point. Door to stairs to first floor landing,



Door to:

CELLAR

With three compartments, ceiling light point and power points.

To the rear of the shop there is a doorway through to:

KITCHENETTE

With stainless steel sink with chrome mixer taps, single base unit with roll top work surfaces, ceiling light point, shelving, combination boiler and doorway through to;

INNER LOBBY

With ceiling light point, doorway to rear access and doorway to WC.

GROUND FLOOR WC

With low flush WC, ceiling light point, extractor fan, wash hand basin and radiator.

SPLIT LANDING

With two ceiling light points, power points, doorway to fire escape access and doorway to:

YORKE STREET, HUCKNALL, NOTTINGHAM

UTILITY ROOM

With ceiling light point, single glazed sash window, plumbing for washing machine and power points.

BATHROOM

With ceiling light point, single glazed sash window to the side, tiled shower with Triton electric shower, close coupled WC, pedestal wash hand basin and radiator.

SECOND LANDING

With ceiling light point, single glazed window to the side, power point, telephone point and stairs to second floor.

KITCHEN

11' 6" maximum x 13' With ceiling light point, twin sash windows to the side, a range of wall and base units with roll top work surfaces and tiled surrounds, single drainer stainless steel sink with chrome taps, power points, telephone point and radiator.



LOUNGE

14' x 13' maximum. With ceiling light point, three single glazed sash windows (two to the front, one to the side), radiator, power points and telephone point.



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SECOND FLOOR

LANDING

With ceiling light point, single glazed window to the side and power point.

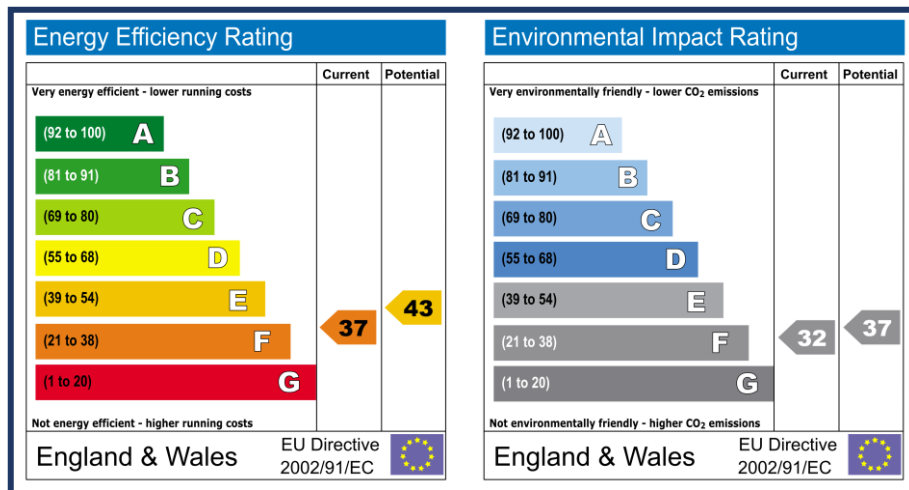
BEDROOM ONE

11' x 13'6" With ceiling light point, UPVC double glazed dormer window to the rear, power points and telephone point.

BEDROOM TWO

14' x 11' maximum. With UPVC double glazed window to the front, wall light point and power points.

EPC GRAPH



YORKE STREET, HUCKNALL, NOTTINGHAM

AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.