

### KINGSTON.CITY

41 Hanratty St, Kingston, NY 12401

\$285,000

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Great opportunity to own a two-family home on a quiet one way street in Kingston! Two one bedroom/one bath units, with separate entrances make this a great owner occupant start to growing a rental portfolio. Live downstairs and rent upstairs other to offset your mortgage! The heavy hitting systems have all recently been replaced, including water heaters, sump pumps, a furnace and new roof. Refresh the interior to suit your taste! There are separate gas and electric meters for each unit. The property includes a generous yard and two off street parking spaces. Conveniently located close to restaurants and boutique shopping in the historic Rondout Strand - as well as all the big box shopping on Ulster Ave. 90 min to GW Bridge. Apartment interior photos of unit 1 taken at last tenant turnover, both units are currently rented/occupied.

Addendum: Building has 2 electric panels and 2 gas meter. Owner pays for Each unit is currently rented. For details on leases, text or call listing agent Kelli Williams at 845-779-1288.

MLS ID: 20240877 Listing Category: Multi-family

Status Category: Active Zone: R1 Acreage: 0.1 Survey: Y Year built: 1888 Age: 100-200

**Bedrooms:** 2 Unit 1 Bedrooms: 1 Unit 1 Baths: 1 Unit 2 Bedrooms: 1

Unit 2 Baths: 1 Date added: Added 1 year ago

## **UTILITIES**

**Water:** 751

#### **EXTERIOR FEATURES**

**Driveway:** Blacktop Lot Dimensions: .1acre

**Lot:** 9

### **LOCATION DETAILS**

Area/Town: Kingston, City School District: Kingstonconsold

**Directions:** Take 9w South To Delaware Ave Exit. Make A Left At The Light And Make A Right Onto Hanratty. House Is On The Right In Middle Of Block.

# **LISTED BY**

Office Name: The Machree Group, Llc

Agent Last Name: Williams

Agent First Name: Kelli



Phone:

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