



Spring Gardens, Hull, HU4 7QQ  
Offers Over £185,000

  
**Philip  
Bannister**  
Estate & Letting Agents



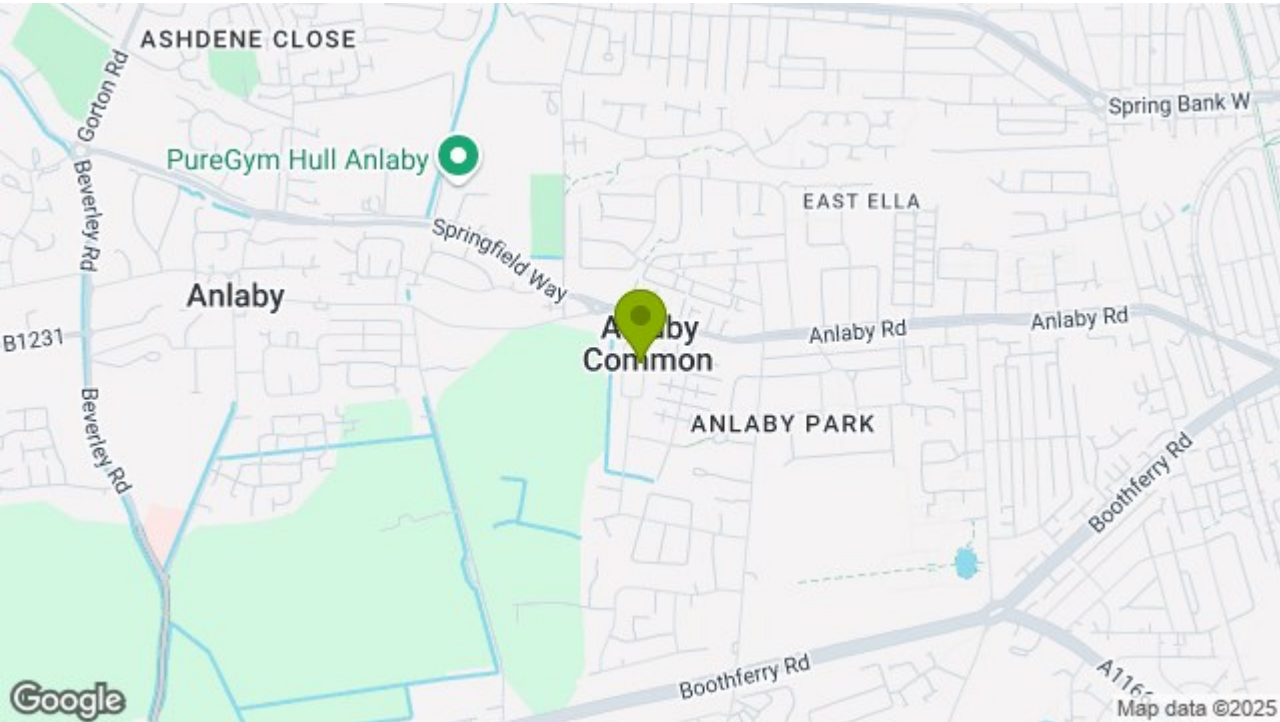
# Spring Gardens, Hull, HU4 7QQ

This fabulous family home has been cleverly extended to offer generous, flexible living spaces throughout. Set in a sought-after location, it features a beautifully landscaped rear garden, off-street parking, a garage, and a workshop – ticking every box for modern family living. Versatile, welcoming, and move-in ready – this is a home that grows with you.

## Key Features

- Superbly Appointed Family Home
- Vastly Extended
- More Than Meets The Eye
- Landscaped Rear Garden
- Garage & Workshop
- Generous Living Space
- Off-Street Parking
- EPC =

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |









## **ANLABY COMMON**

Ideally located close to local amenities including library, park & tennis courts and is ideally positioned to the West of the City for shops, schools and public transportation. Good road connections are easily accessed to the Clive Sullivan Way/A63/M62 motorway links & Hull City Centre.

## **GROUND FLOOR;**

### **PORCH**

Providing access to the accommodation.

### **ENTRANCE HALL**

A welcoming entrance hall with stairs off.

### **LIVING ROOM**

11'8 x 13'6 + bay (3.56m x 4.11m + bay )  
Superbly appointed living space with feature fireplace housing a cast iron gas fire, bay window to the front elevation, open to the dining area and laminate wood flooring.

### **DINING AREA**

9'6 x 9'2 (2.90m x 2.79m )  
A flexible reception space currently utilised as a dining area with window to the side elevation, laminate wood flooring and access to the under-stairs cupboard.

### **STUDY/OFFICE**

With fitted desk, shelving and further storage this is an ideal space for a work from home office.

### **KITCHEN**

9'6 x 9'7 (2.90m x 2.92m )  
Contemporary kitchen with light blue shaker style wall and base units, laminated work surfaces and upstands. Integrated appliances include an Electric Hob, Electric Oven, Microwave, Extractor Hood and a

Fridge/Freezer. Further benefitting from plumbing for an Automatic Dishwasher, windows and door to the rear elevation and laminate wood flooring.

### **UTILITY ROOM**

With laminated work surfaces, plumbing for an automatic washing machine, space for a tumble dryer, fitted shelving and a combination boiler.

### **SHOWER ROOM**

With a three piece suite comprising of a shower enclosure, low flush WC and a wash hand basin. Further benefitting from a heated towel rail and recessed spotlights.

## **FIRST FLOOR;**

### **BEDROOM 1**

10'2 x 8'9 (3.10m x 2.67m )  
A bedroom of double proportions with fitted wardrobes and overhead cupboards, window to the front elevation.

### **BEDROOM 2**

12'1 x 7'3 (3.68m x 2.21m )  
A further double bedroom with window to the rear elevation.

### **BEDROOM 3**

7'3 x 6'8 (2.21m x 2.03m )  
A generous single bedroom with a variety of fitted furniture include a wardrobe, desk and overhead cupboards. Further benefitting from laminate wood flooring and a window to the rear elevation.

### **BATHROOM**

Modern bathroom with a three piece suite comprising of a panelled bath with overhead electric shower, a vanity wash hand basin and a low flush WC. Further benefitting from a heated towel rail,

recessed spotlights and a window to the front elevation.

## **LOFT AREA;**

### **LOFT ROOM**

9'10 x 12'6 (3.00m x 3.81m )  
A superb addition to the property providing further usable accommodation, accessed via a fixed stair case, with laminate wood flooring, eaves storage and a Velux window.

## **EXTERNAL;**

### **FRONT**

A walled forecourt with side drive providing off-street parking.

### **REAR**

Superbly landscaped rear garden with block paved patio area, shaped lawn, pleasant borders and timber fencing.

### **GARAGE**

With up and over door, light and power supply.

### **WORKSHOP**

Ideal for hobbies or further storage with light and power supply, window and door to the side elevation.

## **GENERAL INFORMATION**

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check



we are led to believe that the Council Tax band for this property is Band B (East Riding Council). We would recommend a purchaser make their own enquiries to verify this.

**VIEWING** - Strictly by appointment with the sole agents.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## **TENURE**

We understand that the property is Freehold.

## **MORTGAGES**

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## **THINKING OF SELLING?**

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## **AGENTS NOTES**

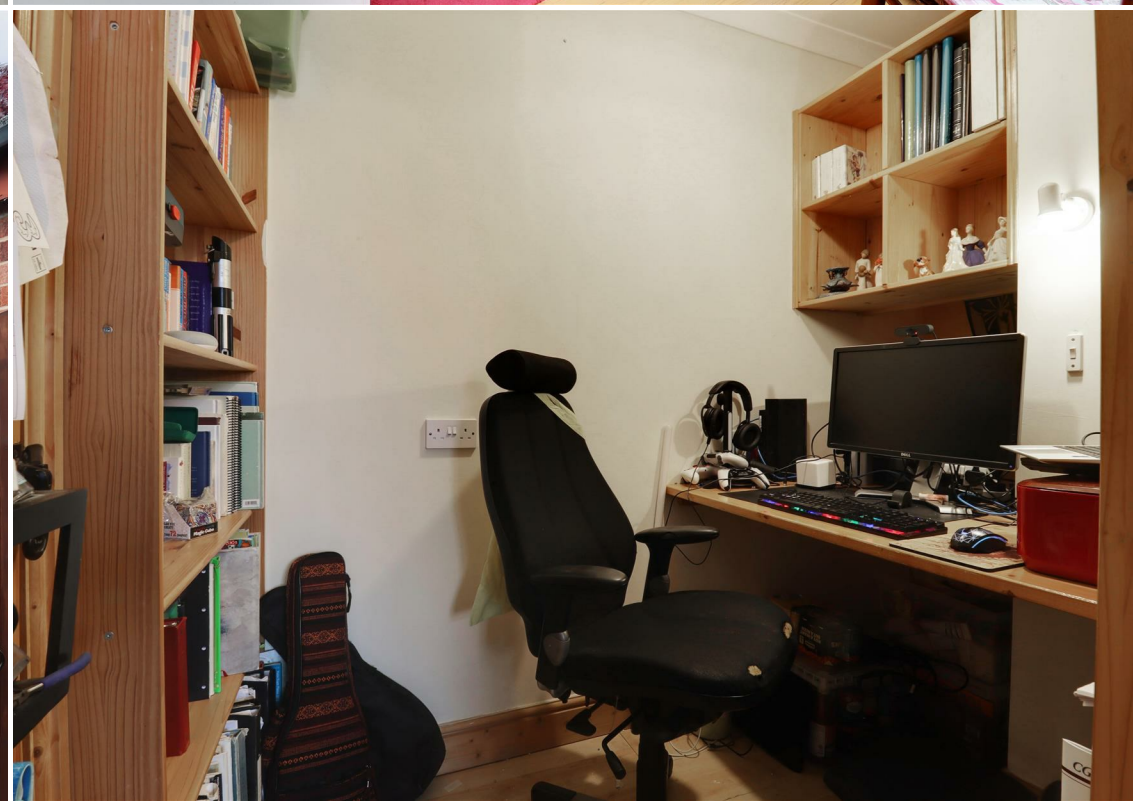
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they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate

agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)







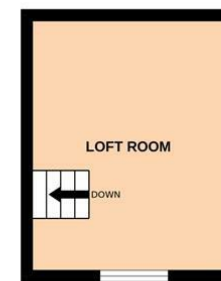
GROUND FLOOR  
498 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR  
313 sq.ft. (29.0 sq.m.) approx.



2ND FLOOR  
125 sq.ft. (11.6 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq.ft. (86.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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