



Spring Bank West, Kingston upon Hull
Asking Price £139,950

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KEY FEATURES

- Traditional Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Retaining Original Features Throughout
- Gardens To Front & Rear
- Large Garage/ Workshop
- No Onward Chain
- Total Room Area: 893.40 sq ft
- Tenure Freehold
- Council Tax Band B
- EPC rating C

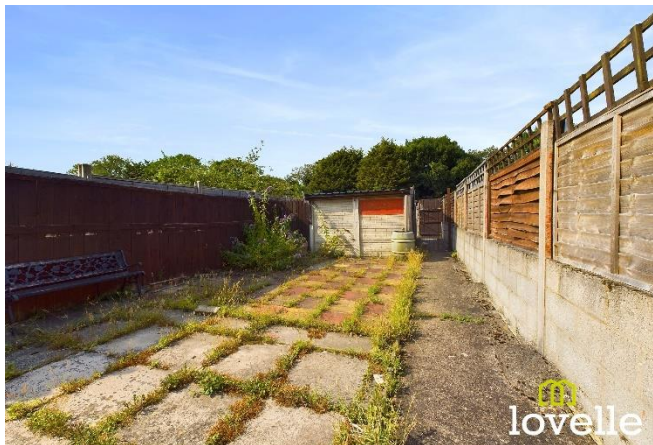
DESCRIPTION

This TRADITIONAL MID TERRACED PROPERTY is offered to the market with no onward chain, situated in a prime residential location, well placed to access a host of amenities and enjoys easy access to and from the city centre.

The property awaits new owners to move in, relove and make it their own.

Boasting THREE BEDROOMS, BATHROOM, TWO RECEPTION ROOMS and a FITTED KITCHEN

Outside there are GARDENS to front and rear with GARAGE and ten-foot access providing access to a further large GARAGE/ WORKSHOP and additional LAND/GARDEN.



PARTICULARS OF SALE

Entrance Porch & Hallway

2.93m x 1.70m

A upvc front entrance door opens to the inner porch with a traditional wooden door with stained glass feature opening to the hallway. Stairs take you up to the first floor and doors open to the lounge and dining room.

Lounge

4.12m x 3.30m

A light and airy living room with feature fireplace and walk in bay window to the front elevation.

Dining Room

3.39m x 4.20m

The dining room adjoins the kitchen, creating a lovely space for entertaining family and friends. Double glazed window to rear aspect and feature fireplace.

Kitchen

3.20m x 2.65m

The kitchen has a range of walls and base units with contrasting work surface with tiled splashbacks. Built in oven with four ring gas hob and stainless-steel extractor hood above. Space and plumbing for automatic washing machine and fridge/freezer.

Rear Porch

1.22m x 1.59m (4'0" x 5'2")

Providing access to the rear Garden

Landing

0.96m x 2.45m (3'1" x 8'0")

Providing access to three bedrooms and family bathroom.

Bedroom One

4.21m x 2.96m

A double bedroom with walk in bay window to front elevation and useful storage cupboard.

Bedroom Two

3.45m x 2.66m

A double bedroom with a range of fitted wardrobes. Double glazed window to rear elevation and panelled ceiling.

Bedroom Three

2.46m x 1.74m

A single bedroom with built in storage cupboard and double-glazed window.



Shower/ Bathroom

1.75m x 1.75m

With shower, low level W.C and vanity wash basin.

Gardens

Easily maintained gardens to front and rear with decorative paving stones. Breeze block walling and part timber fencing to boundaries. Single Garage & gated access to rear tenfoot.

Double Garage / Workshop

4.19m x 9.68m (13'8" x 31'10")

Tenfoot access to the large workshop/ double garage to the rear with remote control door providing access. Power and light supplied. Additional garden space/land behind.

Location

Spring Bank West is located close to shops and approximately three miles west of the city centre and offering good road access via Spring Bank West to the city centre, Willerby Road to the outskirts, Priory Road and the outer ring road.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: B

This property falls within the geographical area of Hull City Council - 01482 300300.

<https://www.hullcc.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property, then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website

<http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiations can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy to Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that: -

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representations of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



