

Whitakers

Estate Agents



78 Spring Gardens, Hull, HU4 7QG

£175,000

Introducing this extended and well-proportioned three bedroom family home, conveniently placed off Springfield Way In Anlaby Common which falls within the catchment of prestigious local schools. and well serviced by an abundance of local amenities together with highly accessible transport links connecting to the Hull City Centre.

The accommodation briefly comprises entrance hall incorporating a utility room, open plan lounge / diner and fitted kitchen to the ground level. The first floor boasts two double bedrooms, a good third bedroom and a bathroom suite furnished with a three-piece suite.

Externally to the front of the property there is a gravelled garden which accommodates off-street parking. A shared side passage leads to a wooden gate that opens to the rear garden : mainly laid to lawn with a patio / gravelled seating area and enclosed by perimeter fencing with a gate opening onto open fields. The residence also benefits from having a wooden storage shed and outside tap.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external



Externally to the front of the property there is a gravelled garden which accommodates off-street parking. A shared side passage leads to a wooden gate that opens to the rear garden.

Ground floor

Entrance hall



UPVC double glazed door with side window, two UPVC double glazed windows, central heating radiator, two under stairs storage cupboards and laminate flooring. Leading to :

Utility area

UPVC double glazed window, contemporary worktop, plumbing for a washing machine / dryer and laminate flooring.

Open plan lounge / dining area / kitchen

Lounge 16'2" x 10'10" maximum (4.94 x 3.32 maximum)



UPVC double glazed bay window, central heating radiator, wall mounted electric fire and laminate flooring.

Dining area 9'3" x 12'2" (2.83 x 3.73)



Central heating radiator and laminate flooring.

Kitchen 8'3" x 15'6" (2.52 x 4.74)



UPVC double glazed French doors to the rear garden, UPVC double glazed window, two roof style windows, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, two contemporary worktops with splashback tiles above, sink with mixer tap and a range of integrated appliances including: oven, hob with extractor hood above and dishwasher.

First floor

Landing

With access to the loft hatch, UPVC double glazed window and carpeted flooring. Leading to:

Bedroom one 14'10" x 10'3" maximum (4.53 x 3.13 maximum)



UPVC double glazed bay window, central heating radiator, built in storage cupboard and carpeted flooring.

Bedroom two 10'11" x 10'1" (3.34 x 3.08)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom three 8'0" x 6'0" (2.46 x 1.83)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, fully tiled and furnished with a three piece suite comprising P shaped panelled bath with mixer tap / shower and waterfall shower, pedestal sink with mixer tap and low flush WC.

Rear external



The rear garden laid to lawn with a patio / gravelled seating area and enclosed by perimeter fencing with a gate opening onto open fields. The residence also benefits from having a wooden storage shed and outside tap.

Key features



Extended three bedroom end terrace property
Popular residential location in Anlaby Common
Off-street parking
Generously sized rear garden backing onto open fields
Open plan lounge / dining area / kitchen

Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL224078000

Council Tax band - B

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 14 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

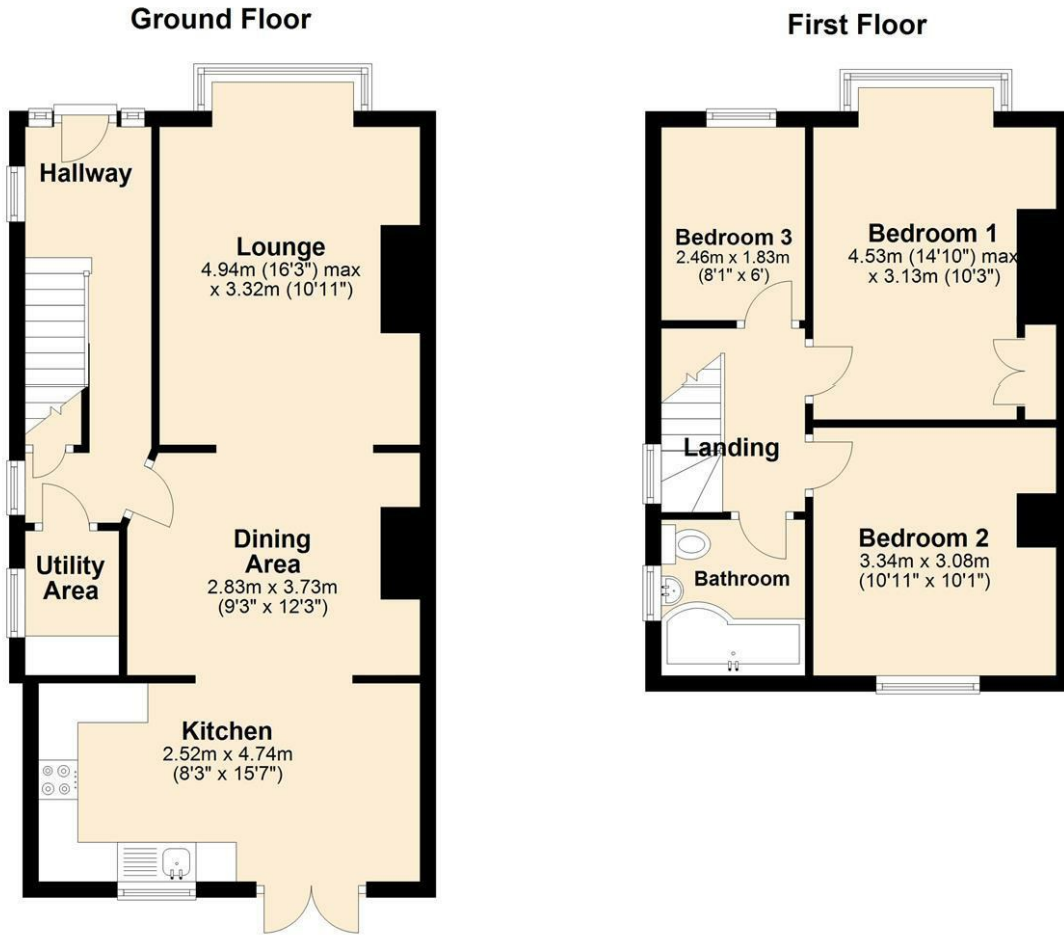
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We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

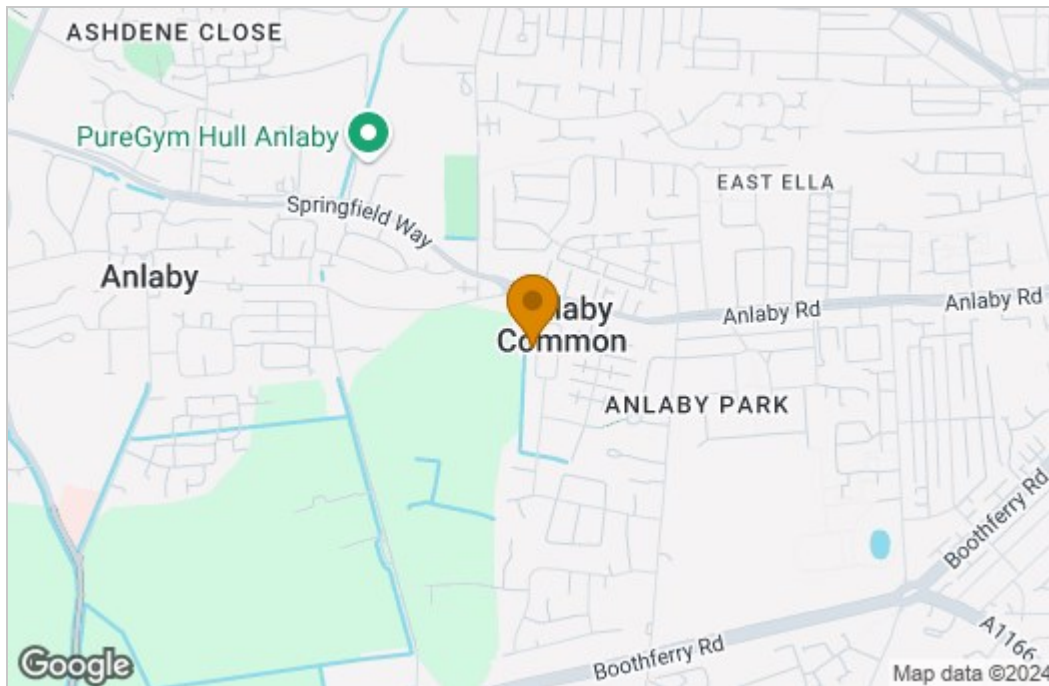
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Floor Plan

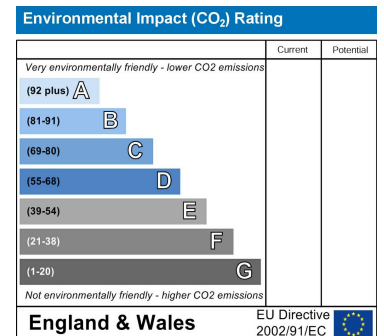
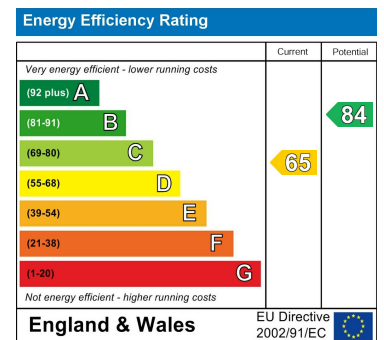


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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