

Whitakers

Estate Agents



710 Spring Bank West

, Hull, HU3 6LH

Offers Over £120,000



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The Accommodation Comprises

Ground Floor

Entrance Hall

Composite entrance door with side window, central heating radiator, understairs storage cupboard and tiled flooring. Leading to:

Lounge

14'3" x 9'0" maximum (4.36 x 2.75 maximum)

UPVC double glazed bay window, central heating radiator, feature fireplace with tiled inset / Hearth and decorative wooden surround and wooden flooring.

Kitchen / Diner

9'10" x 15'0" (3.02 x 4.58)

UPVC double glazed door, UPVC double glazed window, built-in storage cupboard, wooden flooring and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap integrated oven with hob and hood above and plumbing which could accept an automatic washing machine.

External Utility Area

UPVC double glazed door, UPVC double glazed windows and fitted with a worktop, sink with dual taps and plumbed for an automatic washing machine.

First Floor

Landing

Carpeted flooring and leading to:

Bedroom One

14'3" x 9'5" maximum (4.36 x 2.88 maximum)

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

Bedroom Two

9'11" x 9'1" (3.04 x 2.79)

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

Bedroom Three

9'1" x 5'4" (2.77 x 1.63)

UPVC double glazed window, central heating radiator, access to the loft hatch and carpeted flooring.

Bathroom

UPVC double glazed window, central heating radiator, fully tiled and furnished with a three-piece suite comprising panelled bath with mixer taps and electric shower, pedestal sink with dual taps and low flush W.C.

External

Externally there is a gravelled garden to the front aspect which is enclosed by brick walling and fencing. The northerly rear garden is mainly laid to lawn with patio seating area. The residence also benefits from having an outside utility room and a garage which is accessed via the rear ten-foot.

Tenure

The property is held under Freehold tenureship

Council Tax Band

Local Authority - Kingston-upon-hull (city And County Of)

Local authority reference number - 00070001071006

Council Tax band - B

EPC Rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 9 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.

Free Market Appraisals / Valuations

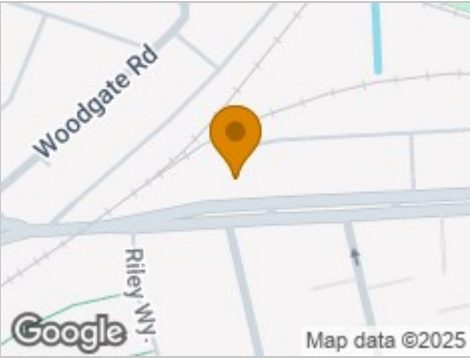
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



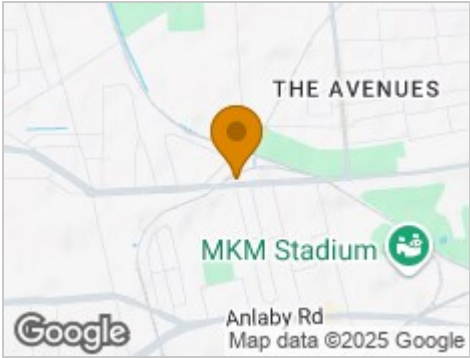
Road Map



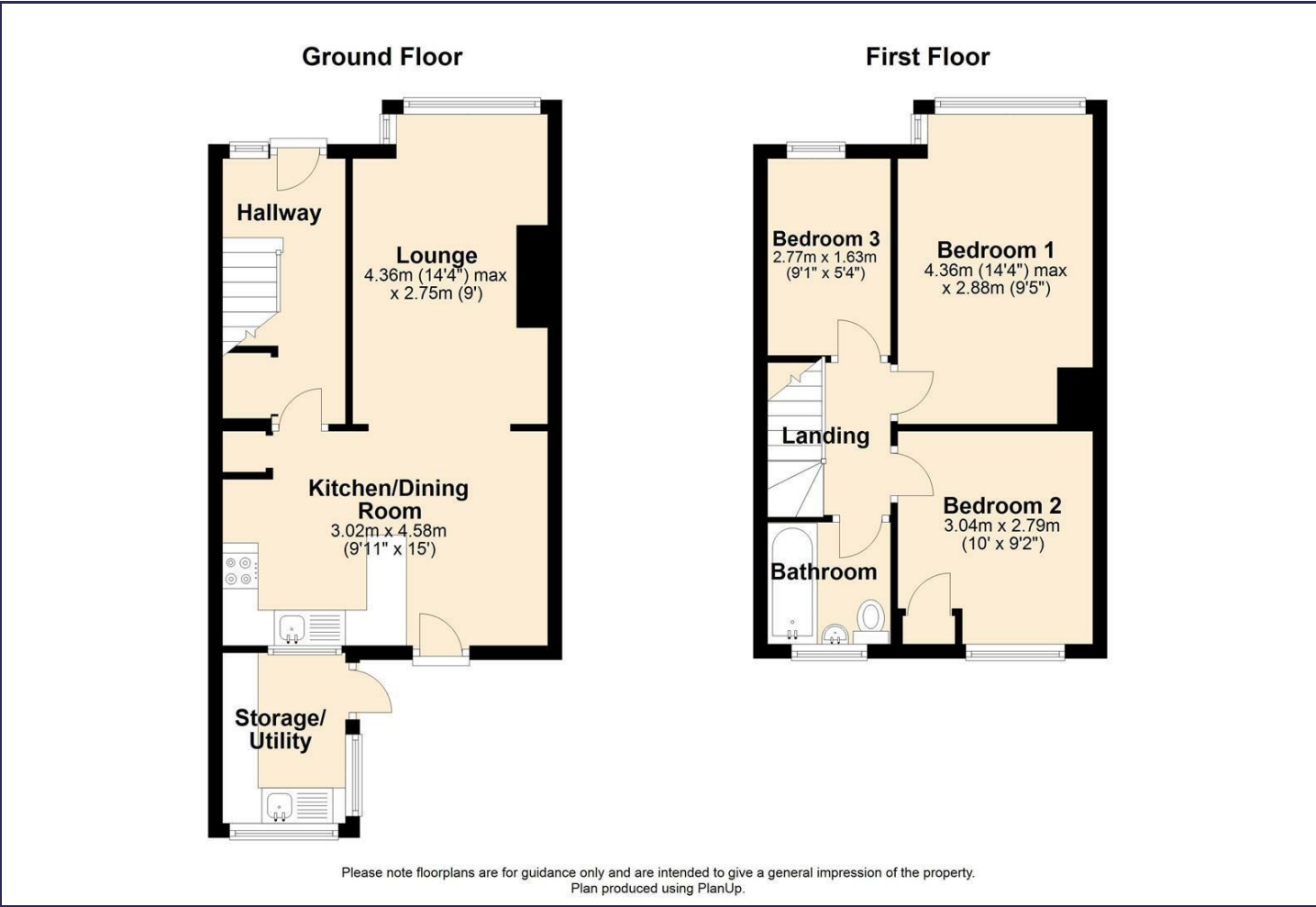
Hybrid Map



Terrain Map



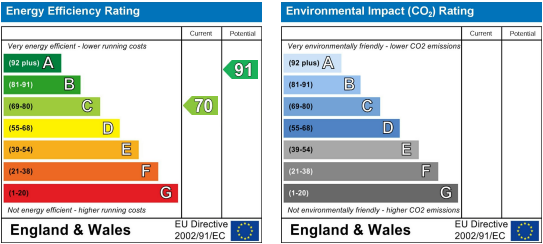
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.