



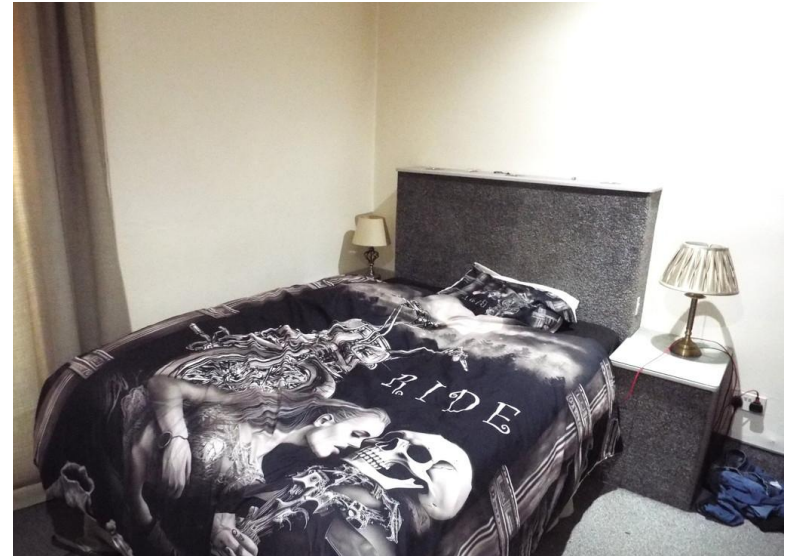
## 297 Spring Bank West

Hull

HU3 1LA

Guide Price £223,800

We are delighted to offer onto the open market this large bay windowed middle house providing four self-contained, furnished apartments, which are all Let, currently achieving a gross annual income of £22,380. The accommodation comprises of ground floor Apartment 1 having 1 Bedroom and Apartment 2 having open plan lounge/Bedroom, on the first floor Apartment 3 having 1 Bedroom and Apartment 4 which is open plan with attic bedspace. The extremely well-cared for properties all have individual living features which must be viewed to be appreciated, this is an excellent investment opportunity!





## Property Features

- Large Middle Bay Windowed House
- Gross Annual Income Of £22,380
- 4 Self-Contained Apartments
- Extremely Well Cared For Throughout
- Gas Central Heating to 3 Flats And Majority Double Glazing
- All Currently Tenanted
- Great Investment Opportunity
- Viewing Essential

## Full Description

### LOCATION

The property is situated in this popular and convenient area gaining good access for local amenities including shops, public transport, schools and short travelling distance for Hull City centre.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

#### OPEN PORCH

#### COMMUNAL ENTRANCE HALLWAY

With half obscured door having side and overhead windows with leaded features, dado rail, cornice to the ceiling, staircase leading to the first floor with spindle balustrade, Menvier MF200 fire alarm panel.

#### APARTMENT 1

##### LOBBY

With main entry door and single central heating radiator.

#### OPEN PLAN LOUNGE/KITCHEN

15' 9" x 14' 6" (4.8m x 4.42m)

Measured into bay. With secondary double glazed bay window which overlooks the front, TV point, down lighters, fitted base and wall-mounted units, worktop surface areas, double central heating radiator, built-in oven, 4 ring electric hob, stainless steel sink and drainer with mixer tap, tiled areas and integrated under-counter fridge, washing machine, fitted cupboard housing gas fired combination boiler.

#### BEDROOM

14' 6" x 13' 7" (4.42m x 4.14m)

Measured at widest points. With uPVC double glazed doors leading to the rear courtyard, single central heating radiator and down lighters.

#### EN-SUITE SHOWER ROOM

6' 5" x 4' 0" (1.96m x 1.22m)

With shower cubicle, wash hand basin, low level WC, heated chrome towel rail, fully tiled walls and down lighters.

#### APARTMENT 2

#### MAIN ENTRY DOOR LEADING TO :-

#### OPEN PLAN LOUNGE/BEDROOM

14' 11" x 12' 1" (4.55m x 3.68m)

With chimney breast, tiled hearth, wall-mounted electric fire, TV point, built-in cupboard, uPVC double glazed window which overlooks the side, down lighters, feature tall radiator and opening to :-

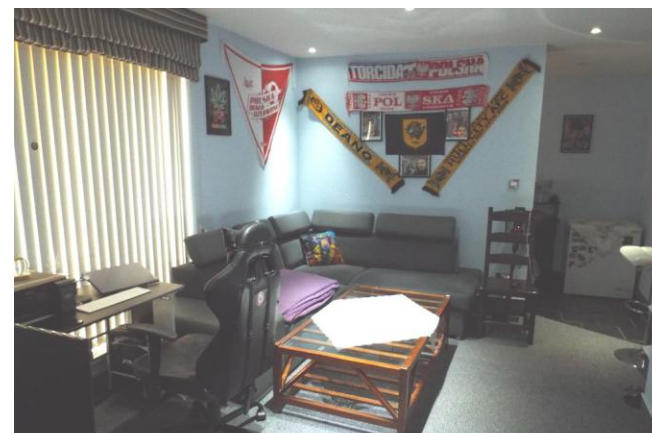
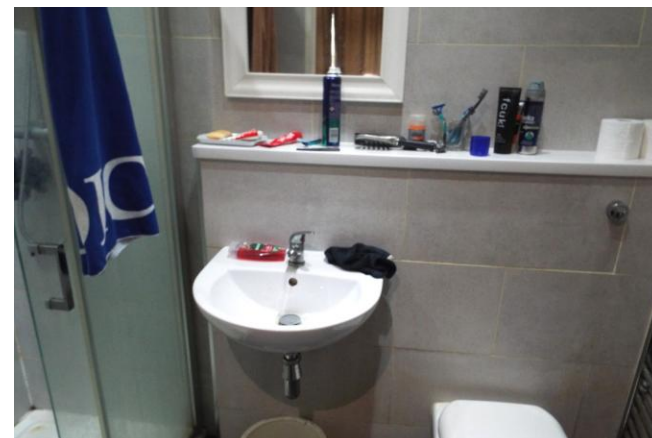
#### KITCHEN

12' 2" x 5' 10" (3.71m x 1.78m)

With stainless steel sink, drainer and mixer tap, fitted base and wall-mounted units, worktop surface areas, tiled flooring, uPVC double glazed window which overlooks the side, built-in under oven, 4 ring electric hob, extractor/cooker hood, down lighters, feature tall radiator, gas fired combination boiler.

#### REAR LOBBY AREA

With double glazed door leading to the rear courtyard and tiled flooring.



#### SEPARATE SHOWER ROOM

5' 0" x 4' 5" (1.52m x 1.35m)

With shower cubicle, pedestal wash hand basin with mixer tap. fully tiled walls and heated chrome towel rail.

#### WC

With low level WC, small wash hand basin, single central heating radiator, one wall is tiled and uPVC double glazed window.

#### FIRST FLOOR

#### COMMUNAL LANDING

#### APARTMENT 3

#### ENTRANCE LOBBY

With main entry door and single central heating radiator.

#### LOUNGE OPENING TO KITCHEN

20' 10" x 15' 11" (6.35m x 4.85m)

Measured into bay. With secondary double glazed bay window which overlooks the front, TV point, down lighters, double central heating radiator, stainless steel sink and drainer, fitted base and wall-mounted units, worktop surface areas, built-in under oven, 4 ring electric hob, extractor/cooker hood, tiled areas, automatic washing machine, fridge freezer, down lighters and wall-mounted gas fired combination boiler.

#### BEDROOM

13' 7" x 8' 4" (4.14m x 2.54m)

Measured at widest points. With uPVC double glazed window, single central heating radiator, built-in cupboard and down lighters.

#### SHOWER ROOM

6' 3" x 4' 0" (1.91m x 1.22m)

With shower cubicle, wash hand basin, low level WC, fitted heated towel rail, fully tiled walls and down lighters.

#### APARTMENT 4

#### MAIN ENTRY DOOR LEADING TO :-

#### LOBBY AREA

Leading to :-

#### LIVING KITCHEN

14' 11" x 12' 0" (4.55m x 3.66m)

With uPVC double glazed window which overlooks the rear, TV point, electric heater, fitted cupboard, stainless steel sink, fitted base and wall-mounted units, worktop surface areas, automatic washing machine, under-counter fridge and fixed staircase which leads to :-

#### ATTIC BED SPACE

7'10" x 7'1" (2.39m x 2.16m)

With Velux window, electric space saver heater.

#### SHOWER ROOM/UTILITY

6' 6" x 5' 4" (1.98m x 1.63m)

With shower cubicle, vanity wash hand basin, low level WC, automatic washing machine, down lighters, wall-mounted electric heater and obscured window to the side.

#### OUTSIDE

To the front of the property there is a forecourt area with wrought iron fencing on perimeter and to the rear there is a courtyard with fencing and brick walling on perimeters, gate and further gate leading to pedestrian access.

#### ADDITIONAL INFORMATION

Each flat has separate hot water and heating systems. Residents are responsible for their own utility and Council Tax bills.

#### TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

#### VIEWING

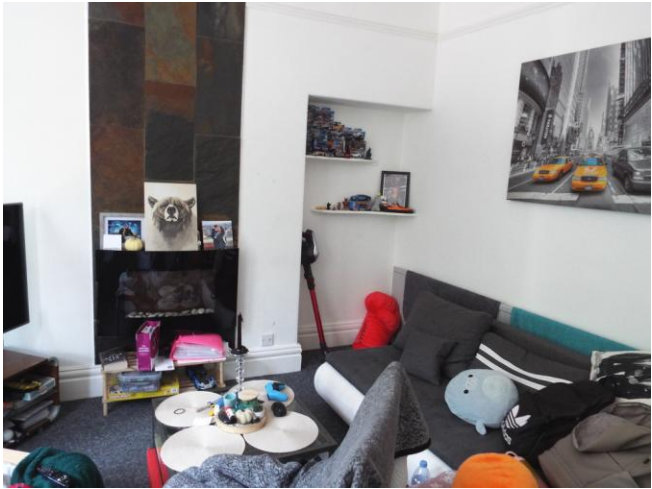
TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order. Whilst we endeavour to make our sales details accurate and reliable, 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. Do so, particularly if travelling some distance to view the property. Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

Monday to Friday 9am to 5pm

Saturday 10am to 1pm.









All measurements are approximate and for display purposes only

### FLAT 1

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61   D	74   C
39-54	E		
21-38	F		
1-20	G		

### FLAT 2

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68   D	73   C
39-54	E		
21-38	F		
1-20	G		

### FLAT 3

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64   D	73   C
39-54	E		
21-38	F		
1-20	G		

### FLAT 4

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	75   C
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements