



**Spring Bank West, Hull HU3 1LA**

**Welcome to**

**Spring Bank West, Hull**

PUBLIC NOTICE:

We advise that an offer has been made for the above property in the sum of £145,000. Any persons wishing to increase on this offer should notify William H Brown of their best offer prior to exchange of contracts.



## Ground Floor Flat

### Entrance Hall

Understairs cupboard and a radiator.

### Lounge

18' 11" max x 11' 6" max ( 5.77m max x 3.51m max )  
Two double glazed windows to the side and a radiator.

### Kitchen

8' 11" max x 10' 1" ( 2.72m max x 3.07m )  
Fitted kitchen with a range of wall and base units, work surfaces, 4 ring gas hob, cooker, plumbing for an automatic washing machine, boiler, tiled floors, double glazed window to the rear and double glazed door to the side.

### Bedroom 1

15' 8" max x 14' max ( 4.78m max x 4.27m max )  
Double glazed box bay window to the front, storage cupboard, eaves storage and a radiator.

### En-Suite

En-Suite with corner shower, low level W/C, pedestal wash hand basin, extractor fan and a radiator.

### Bedroom 2

12' 9" max x 12' 7" max ( 3.89m max x 3.84m max )  
Double glazed window to the rear, storage cupboard and a radiator.

### En-Suite

En-suite with corner shower, low level W/C, pedestal wash hand basin, extractor fan, radiator and double glazed window to the side.

## First Floor Flat

### Kitchen/ Diner

15' 6" into box bay x 19' max ( 4.72m into box bay x 5.79m max )  
Fitted kitchen with a range of glossy wall and base units, work surfaces, 4 ring gas hob with hood over, oven, stainless steel sink, plumbing for an automatic washing machine, radiator, double glazed box bay window to the front, double glazed window to the front.

### Landing

Two storage cupboards and a radiator.

### Bedroom 1

12' 10" x 12' 8" max ( 3.91m x 3.86m max )  
Double glazed window to the rear, storage cupboard and a radiator.

### En-Suite

En-suite with corner shower, low level W/C, pedestal wash hand basin, boiler, extractor fan, radiator and double glazed window to the side.

### Bedroom 2

10' 10" x 11' 6" ( 3.30m x 3.51m )  
Double glazed window to the rear, storage cupboard and a radiator.

### En-Suite

En-suite with corner shower, low level W/C, pedestal wash hand basin and an extractor fan.

## Front Garden

Low maintenance concrete yard.

## Rear Garden

Paved patio with wall surround and rear pedestrian access.



**view this property online** [williamhbrown.co.uk/Property/NEA118904](http://williamhbrown.co.uk/Property/NEA118904)



## Welcome to

### Spring Bank West, Hull

- Two 2 Bedroom Flats
- To Be Sold With Tenants In Situ
- Investment Opportunity
- Two En Suites In Both Flats
- Great Local Amenities

Tenure: Freehold EPC Rating: D

# £130,000

### Directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NEA118904](http://williamhbrown.co.uk/Property/NEA118904)



Property Ref:  
NEA118904 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01482 447748**



[NewlandAvenue@williamhbrown.co.uk](mailto:NewlandAvenue@williamhbrown.co.uk)



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



[williamhbrown.co.uk](http://williamhbrown.co.uk)