









Welcome to

Spring Bank West, Hull

William H. Brown is delighted to market this 3 bedroom mid terraced property with an open plan through lounge! The property is to be sold with no chain and has undergone a full renovation!













Entrance Hall

Double glazed entrance door to the front and a radiator.

Cloakroom

Vanity W/C and wash hand basin.

Lounge/ Diner

25' 9" max x 11' 3" max (7.85m max x 3.43m max) Double glazed bay window to the front, double glazed window to the rear, feature fire surround with electric fire and two radiators.

Kitchen

9' 6" x 8' 9" (2.90m x 2.67m)

Fitted kitchen with a range of shaker style wall and base units, work surfaces, electric cooker point with hood over, stainless steel sink, plumbing for an automatic washing machine, tiled floor, double glazed window to the side and double glazed door to the rear.

Wet Room

Wet room with wet room style shower, low level W/C, pedestal wash hand basin, extractor fan, radiator, tiled walls and double glazed window to the side.

Landing

Split level landing with access to the loft.

Bedroom 1

13' 7" $\max x$ 14' 7" $\max (4.14m \max x 4.45m \max)$ Double glazed bay window to the front and a radiator.

Bedroom 2

11' 5" x 9' 3" max (3.48m x 2.82m max)
Double glazed window to the rear and a radiator.

Bedroom 3

9' 7" max x 8' 11" max (2.92m max x 2.72m max) Double glazed window to the rear, storage cupboard housing the boiler and a radiator.

Front Garden

Rear Garden

Concrete rear yard with wall surround.





Welcome to

Spring Bank West, Hull

- 3 Bedroom Mid Terraced Property
- Through Lounge
- No Chain
- **Undergone Full Renovation**
- **Great Local Amenities**

Tenure: Freehold EPC Rating: D

Directions to this property:

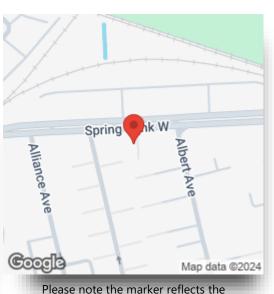
See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.

£120,000









view this property online williamhbrown.co.uk/Property/NEA119369



Property Ref: NEA119369 - 0003 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 quidance 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.





01482 447748



NewlandAvenue@williamhbrown.co.uk



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

postcode not the actual property



williamhbrown.co.uk

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.