





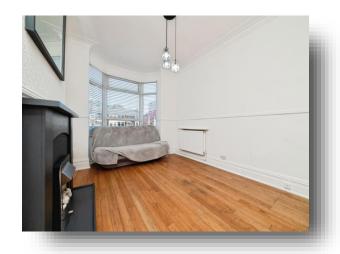




welcome to

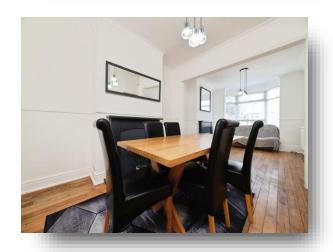
Spring Bank West, Hull

Situated on Spring Bank West, this property is ideal for investors and is to be sold with tenant in situ. It is also close to local amenities and offers easy bus routes to the city centre.













Entrance Hall

With a door to the front, stairs leading to the upper floor, a radiator and a door leading to the lounge.

Lounge

11' 3" max x 11' 5" plus bay (3.43m max x 3.48m plus bay) A large living area with a feature fire place with surround, a radiator, a double glazed bay window to the front. The lounge opens up to the dining area.

Dining Room

11' 3" max x 11' 4" max (3.43m max x 3.45m max) With a storage cupboard under the stairs, a feature fire place surround, a radiator and a double glazed window to the rear.

Kitchen

9' 6" x 8' 8" (2.90m x 2.64m)

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, space for a cooker, a cooker hood, space for a fridge freezer, plumbing for a washing machine, a double glazed window to the side, a door to the rear garden and access to the downstairs shower room.

Wet Room

With a W/C, a vanity wash hand basin, electric shower with drainage and shower rail, a radiator and a double glazed window to the side.

Landing

A split landing with access to the bedroom.

Bedroom 1

14' 7" max x 11' 6" plus bay (4.45m max x 3.51m plus bay) A spacious main bedroom with a radiator and a double glazed bay window to the front.

Bedroom 2

11' 5" $\max x$ 9' 3" \max (3.48m $\max x$ 2.82m \max) With a storage cupboard, a radiator and a double glazed window to the rear.

Bedroom 3

8' 11" $\max x$ 9' 7" \max (2.72m $\max x$ 2.92m \max) With a radiator and a double glazed window to the rear.

W/C

With a W/C and a vanity wash hand basin.

Front Garden

With a brick wall surround, a wrought iron gate and a path to the door.

Rear Garden

With a brick wall, wooden fence and a turfed area.





welcome to Spring Bank West, Hull

Convenient location

- Close to local amenities
- Sold with Tenant in Situ
- Easy bus routes into the city centre

Tenure: Freehold EPC Rating: D

Council Tax Band: A

directions to this property:

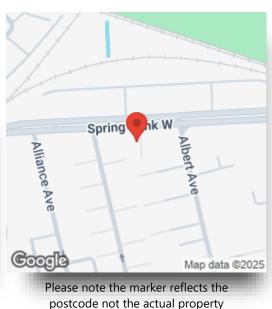
See below map for property location, for more information on the local area please contact your local residential sale team on: 01482 447748

£120,000









view this property online williamhbrown.co.uk/Property/NEA119962



Property Ref: NEA119962 - 0002 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.





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