



Spring Bank West,Hull HU3 6LE

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.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA119962 - 0002

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