

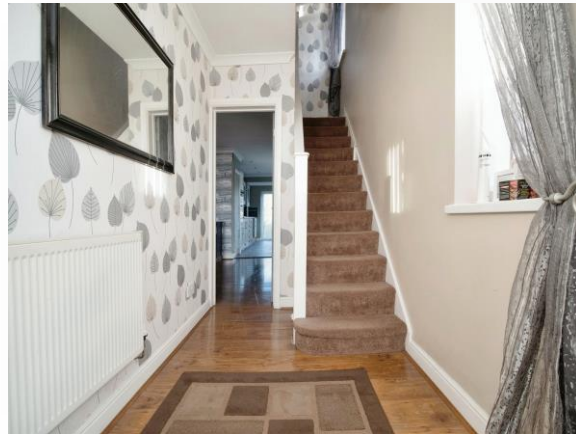


**Spring Gardens, Anlaby Common, Hull HU4 7QL**

**Welcome to**

**Spring Gardens, Anlaby Common, Hull**

This substantial size semi-detached house is offered with vacant possession and is situated in a popular location. With versatile living accommodation and well appointed fitted kitchen this makes a lovely family home!



## Entrance Hall

With double glazed door to the front, double glazed windows to the front and side and a radiator.

## Cloakroom

With low level wc, wash hand basin and double glazed window to the side.

## Study

6' 6" x 6' 6" ( 1.98m x 1.98m )

With double glazed window to the rear, radiator and coving to the ceiling.

## Lounge/ Diner

25' 7" max x 13' 11" max ( 7.80m max x 4.24m max )

With double glazed window to the front, feature fireplace housing open fire and 2 radiators.

## Kitchen

16' 11" max x 9' 7" ( 5.16m max x 2.92m )

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, gas hob, cooker-hood, double electric oven, integrated dishwasher, plumbing for an automatic washing machine, storage cupboard, double glazed window to the side, coving to the ceiling and double glazed french style doors leading to the Rear Garden.

## Utility Room

6' 3" x 2' 9" ( 1.91m x 0.84m )

With 2 double glazed windows to the side, radiator and coving to the ceiling.

## First Floor

### Landing

With double glazed window to the side and loft access.

### Bedroom 1

11' 8" max x 11' 1" max ( 3.56m max x 3.38m max )

With double glazed windows to the front and side, radiator and coving to the ceiling.

### Bedroom 2

13' 6" x 11' 4" max ( 4.11m x 3.45m max )

With double glazed window to the rear, radiator and built in wardrobes.

### Dressing Room (off Bedroom 2)

9' 1" max x 9' 10" max ( 2.77m max x 3.00m max )

With double glazed window to the rear, radiator and built in wardrobes.

### Bedroom 3

7' 10" max x 5' 9" ( 2.39m max x 1.75m )

With double glazed window to the front, radiator and recess storage.

### Bathroom

Bathroom with bath with shower over, low level wc, wash hand basin, radiator, coving to the ceiling and double glazed window to the side.

## Outside

### Front Garden

Will wall, timber fencing, side access gate and block paved providing off street parking.

### Rear Garden

With patio area, lawned area, rear patio area and fenced surround.



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**Welcome to**

## **Spring Gardens, Anlaby Common, Hull**

- SUBSTANTIAL SIZE SEMI DETACHED HOUSE
- LOUNGE/DINER AND STUDY
- GENEROUS FITTED KITCHEN
- 3 BEDROOMS PLUS DRESSING ROOM
- OFF STREET PARKING

Tenure: Freehold EPC Rating: D

offers over

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBY109848 - 0009

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