



Spring Bank West, Hull HU5 5EU

Welcome to

Spring Bank West, Hull

Extended Home On Spring Bank West with - Entrance Hall, Lounge, Fitted Kitchen, 2 Bedrooms, Family Bathroom & Gardens! Call us now and book your viewing!



Entrance Hall

With double glazed door to the front and stairs to the First Floor.

Lounge

13' x 13' 6" narrowing to 10' 8" (3.96m x 4.11m narrowing to 3.25m)

With double glazed window to the front, gas fire with wooden surround, radiator and coving to the ceiling.

Kitchen

12' 1" max x 13' 3" max (3.68m max x 4.04m max)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, space for a fridge freezer, plumbing for an automatic washing machine, central heating boiler, radiator, 2 double glazed windows to the rear and double glazed door to the side.

First Floor

Bedroom 1

12' x 11' 7" to front of wardrobes (3.66m x 3.53m to front of wardrobes)

With double glazed window to the front, radiator and fitted wardrobes.

Bedroom 2

8' 2" x 9' 8" (2.49m x 2.95m)

With double glazed window to the rear, radiator and loft access.

Bathroom

Bathroom with bath, low level wc, wash hand basin, radiator and double glazed window to the rear.

Outside

Front Garden

With gravelled area and timber fencing.

Rear Garden

With paved patio area, gravelled area, rear access gate and fenced surround.

Outbuilding

10' x 15' 7" (3.05m x 4.75m)

With door to the rear and side access door.



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Welcome to

Spring Bank West, Hull

- Extended Home on Spring Bank West
- 2 Bedrooms
- Ideal For First Time Buyers & Investors
- Extremely Popular Residential Location
-

Tenure: Freehold EPC Rating: D

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY110877 - 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 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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