



**Spring Bank West, Hull HU5 5EU**



**Welcome to**

**Spring Bank West, Hull**

Extended Home On Spring Bank West offered with NO CHAIN 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
- Offered With NO CHAIN
- 2 Bedrooms
- Ideal For First Time Buyers & Investors
- Extremely Popular Residential Location

Tenure: Freehold EPC Rating: D

Council Tax Band: A

## Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

# £105,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBY110877 - 0005

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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.



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