

# Whitakers

Estate Agents



## 716 Spring Bank West, Hull, HU3 6LH

**£120,000**

No Onward Chain!

This traditional three bed property is offered to the market with no onward chain, situated in a prime residential location, well placed to access a host of amenities and enjoys easy access to and from the city centre.

The property would benefit from some cosmetic TLC however priced to reflect the work needed, and saves paying a huge premium for someone else's work and tastes. The main features include - entrance, front lounge, open plan dining room and fitted kitchen. The first floor boasts three good bedrooms along with the family bathroom suite.

Externally to the front is a walled low maintenance garden, the rear garden is also low maintenance in design and mainly laid to lawn.

Early viewings are advised.

## Accommodation Comprises

### Entrance

UPVC double glazed door.

### Hallway

Radiator.

Lounge 14'0 max x 9'4 (4.27m max x 2.84m)



UPVC double glazed bay window, gas fire with marble hearth and radiator.

Dining Room 15'1 x 9'3 (4.60m x 2.82m)



UPVC double glazed, understairs storage and radiator.

Kitchen 12'9 x 6'5 (3.89m x 1.96m)



Two UPVC double glazed windows and door, a

range of base, drawer and wall units with work tops above and splash back tiles above. Sink unit with mixer tap, integrated cooker with hood over and built in electric heater.

### Landing

Built in storage.

Bedroom One 14'0 max x 9'6 (4.27m max x 2.90m)



Two UPVC double glazed window, built in storage and radiator.

Bedroom Two 10'1 x 9'6 (3.07m x 2.90m)



UPVC double glazed window, built in storage and radiator.

Bedroom Three 8'2 x 7'2 (2.49m x 2.18m)



UPVC double glazed window and radiator.

## Bathroom



UPVC double glazed window, panelled bath, mixer shower, vanity sink unit, low flush WC, tiled walls and floor.

## Externally



Externally to the front is a walled low maintenance garden, the rear garden is also low maintenance in design and mainly laid to lawn.

## Council Tax

Council Tax Band B

## Tenure

The property is freehold.

## Material Information

Construction - Brick and Tile

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE/ Vodafone / Three / O2

Broadband - Basic 9Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

## Additional products and services

Whitakers Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## Disclaimer

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

## Other services

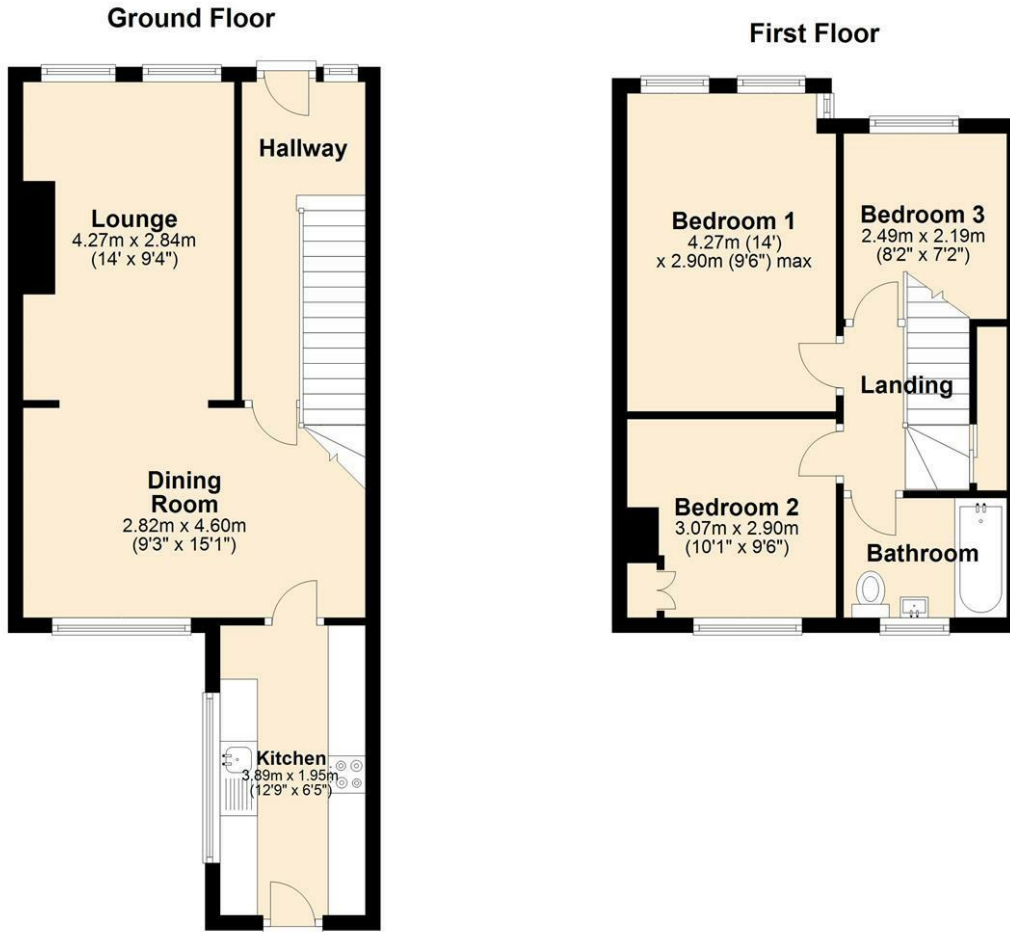
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## Sales valuations

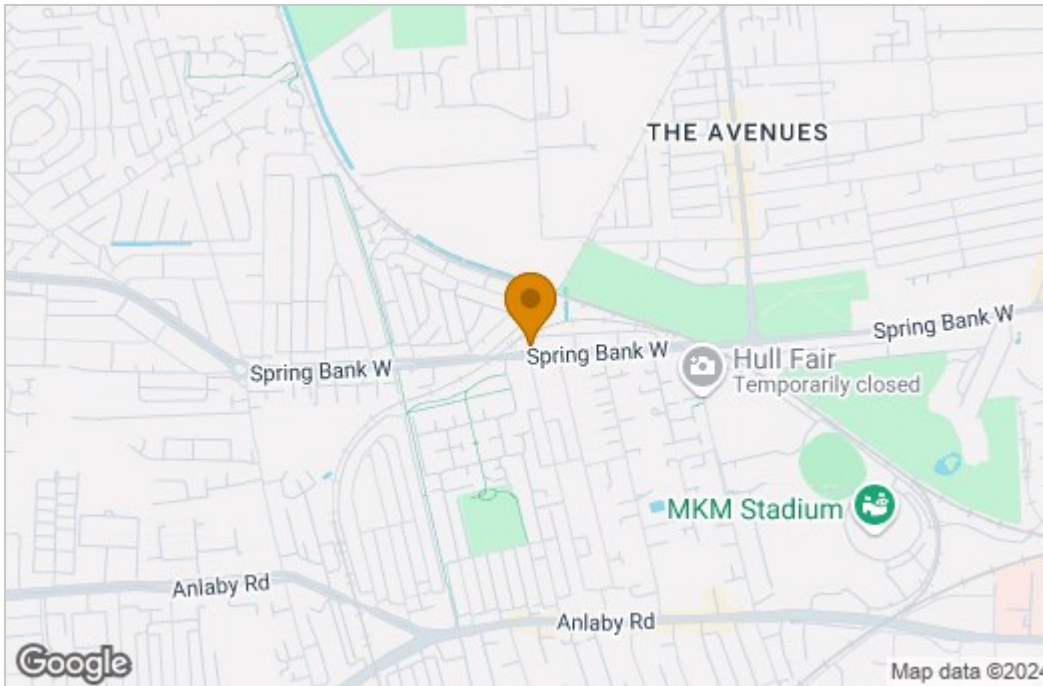
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

# Floor Plan

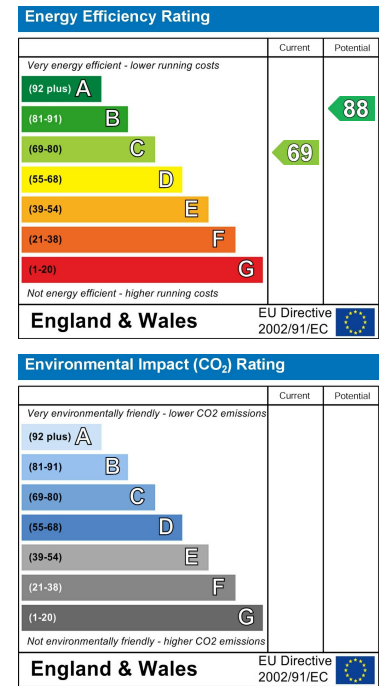


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.