

# Whitakers

Estate Agents



## 661 Spring Bank West, Hull, HU3 6LE

**£110,000**

No Onward Chain!

This deceptively spacious 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 main features include - entrance hall, front lounge with bay window, dining room and modern fitted kitchen and ground floor bathroom suite.

The first floor boasts three good bedrooms (beds one and two with built in storage cupboards).

Externally to the front of the property is a walled low maintenance garden, the rear garden is enclosed to the boundary and again low maintenance in design.

This property would make an ideal first step onto the property ladder or would also suit the Buy to Let investor looking to increase their portfolio.

Early viewings are advised.



## Accommodation Comprises

### Storm Porch

UPVC double glazed door leading on to the hallway.

### Hallway

Laminate flooring and radiator.

Lounge 11'2 x 11'4 (3.40m x 3.45m)



UPVC double glazed window, gas fire with marble inset and hearth, laminate flooring.

Dining Room 11'4 x 11'3 (3.45m x 3.43m)



UPVC double glazed window, understairs storage, laminate flooring and radiator.

Kitchen 9'5 x 8'9 (2.87m x 2.67m)



UPVC double glazed window, a range of base, wall and drawer units with work tops above and splash back tiles. Sink unit with mixer tap and laminate flooring.

### Rear Lobby

UPVC double glazed door, laminate flooring and plumbing for an automatic washing machine.

## Bathroom



Two UPVC double glazed windows, panelled bath, low flush WC, pedestal wash basin and radiator.

Split level landing

Loft hatch.

Bedroom One 11'3 x 14'6 (3.43m x 4.42m)



UPVC double glazed bay window, built in wardrobe and radiator.

Bedroom Two 11'4 x 9'4 (3.45m x 2.84m)



UPVC double glazed window, built in wardrobe and radiator.

### Bedroom Three 9'5 x 9' (2.87m x 2.74m)



UPVC double glazed window and radiator.

Externally



Externally to the front of the property is a walled low maintenance garden, the rear garden is enclosed to the boundary and again low maintenance in design.

Tenure

The property is freehold.

Council Tax

Council Tax Band A.

Material Information

Construction - Standard Construction

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 13 Mbps / 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

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.

Sales valuations

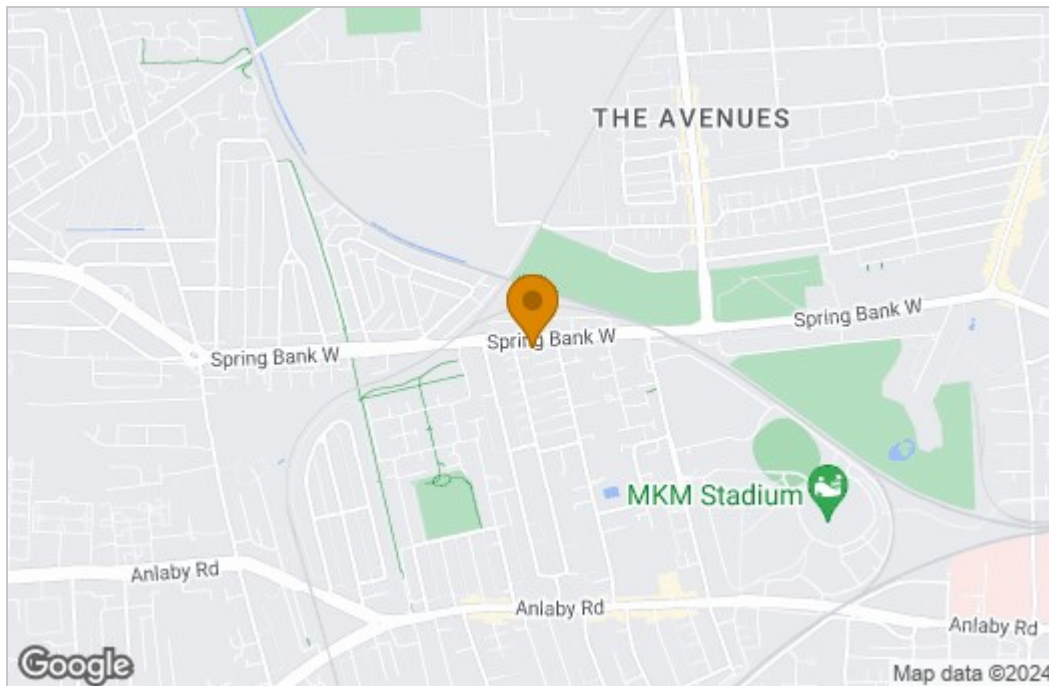
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

# Floor Plan

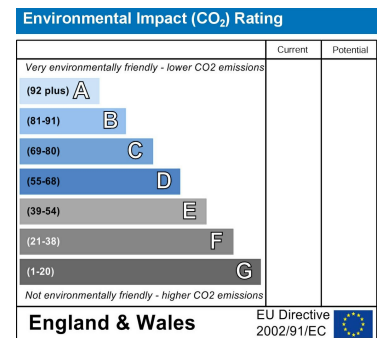
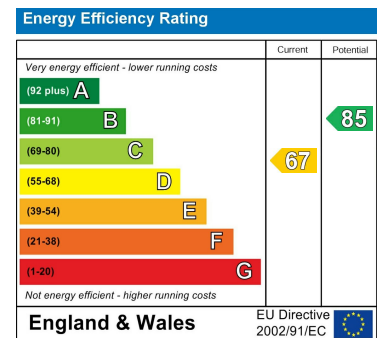


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.