

Whitakers

Estate Agents



43 Springfield Road, Hull, HU3 6TG

£130,000

No Onward Chain!

This three bed terraced property is offered to the market with no onward chain, situated in a sought after residential location just off Anlaby Road which boasts a wide range of local amenities and enjoys easy access to good schools, making this a great option for the growing family.

The property would benefit from some TLC / modernisation however priced to reflect this and saves paying a huge premium for someone else's work and tastes.

The main features include - entrance, lounge, full width dining room and fitted kitchen with conservatory just off. The first floor boasts three good bedrooms along with the family bathroom suite.

Externally to the front of the property there is off street parking, the rear garden is enclosed to the boundary, mainly paved with mature boarders and garage access via the ten foot at the rear.

Early viewings are advised.

Accommodation Comprises

Entrance
UPVC double glazed door.

Hallway
Radiator.

Lounge 14' x 11'4 (4.27m x 3.45m)



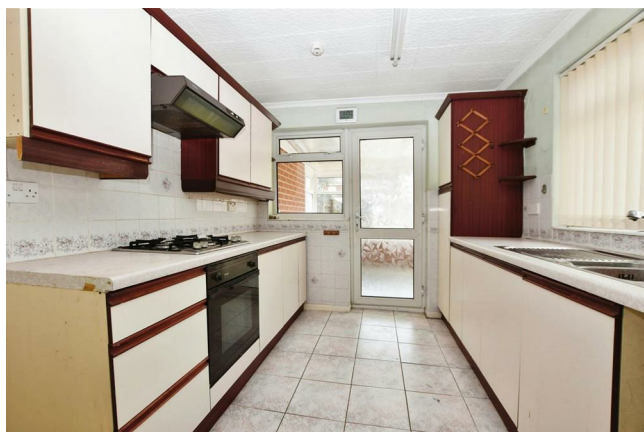
UPVC double glazed bay window, gas fire with wood surround and radiator.

Dining Room 11'5 x 17'1 (3.48m x 5.21m)



UPVC double glazed window, electric fire with marble inset and tiled hearth.

Kitchen 10' x 8'4 (3.05m x 2.54m)



UPVC double glazed window and door, a range of

base, wall and drawer units with work tops above and splash back tiles. Integrated oven and hob with hood over, sink unit with mixer tap over and tiled floor.

Conservatory 9'3 x 7'9 (2.82m x 2.36m)



UPVC double glazed door and windows.

First Floor Landing
Over stairs storage.

Bedroom One 13'9 x 8'1 (4.19m x 2.46m)



UPVC double glazed bay window, fitted wardrobe and radiator.

Bedroom Two 11'3 x 10'5 (3.43m x 3.18m)



UPVC double glazed window, fitted wardrobe and radiator.

Bedroom Three 8'9 x 7' (2.67m x 2.13m)



UPVC double glazed window, radiator and loft hatch.

Bathroom



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

Externally



Externally to the front of the property there is off street parking, the rear garden is enclosed to the boundary, mainly paved with mature borders and garage access via the ten foot at the rear.

Council Tax Band
Council Tax Band B

Tenure
The property is freehold.

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Low

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

Broadband - Basic 20 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.

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Sales valuations

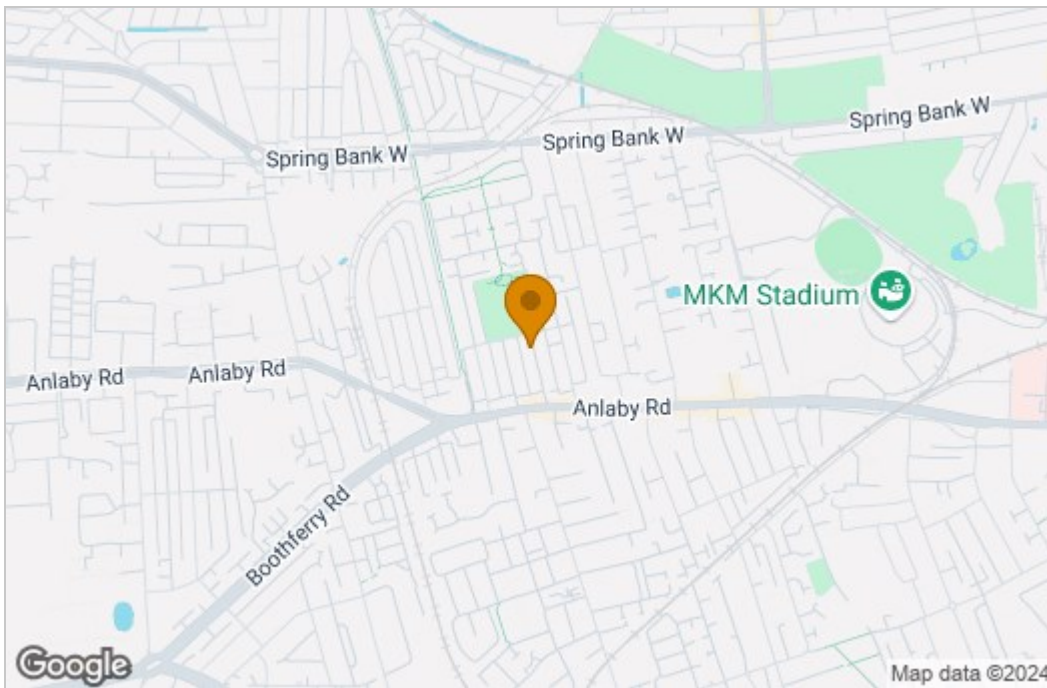
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

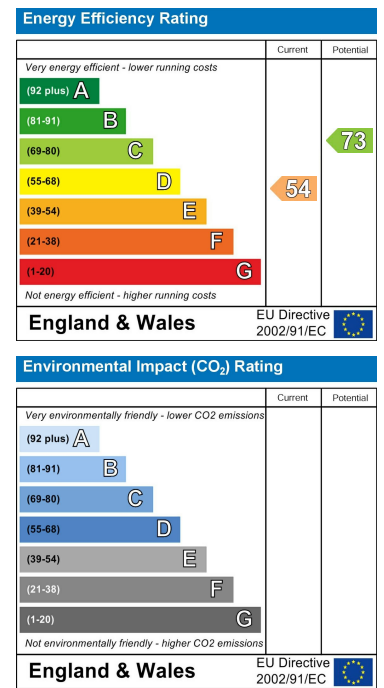


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.