

# Whitakers

Estate Agents



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

**£135,000**

This three bedroom mid-terrace house is offered to the market with NO ONWARD CHAIN and enjoys many of its original features throughout. It is located on the ever popular Spring Bank West which is renowned for hosting an abundance of local amenities along with its accessibility to the Hull City Centre via road networks and bus routes.

Briefly comprising entrance hall, fitted kitchen / dining room and lounge to the ground level, the first floor boasts two double bedrooms, a good third bedroom and a bathroom suite furnished with a three-piece suite.

Externally there is a gravelled garden to the front aspect which is enclosed by brick walling and fencing. The northerly rear garden is mainly laid to lawn with patio seating area. The residence also benefits from having an outside utility room and a garage which is accessed via the rear ten-foot.

Taken together, the property is ideal for the first time buyer or growing family looking for a home they can apply some modernisation / TLC onto. Alternatively an investor seeking property they can add value and sell on or then introduce to the rental market may also wish to arrange a viewing.



## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

Composite entrance door with side window, central heating radiator, understairs storage cupboard and tiled flooring. Leading to:

Lounge 14'3" x 9'0" maximum (4.36 x 2.75 maximum )



UPVC double glazed bay window, central heating radiator, feature fireplace with tiled inset / Hearth and decorative wooden surround and wooden flooring.

Kitchen / Diner 9'10" x 15'0" (3.02 x 4.58 )



UPVC double glazed door, UPVC double glazed window, built-in storage cupboard, wooden flooring and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap integrated oven with hob and hood above and plumbing which could accept an automatic washing machine.

#### External Utility Area

UPVC double glazed door, UPVC double glazed windows and fitted with a worktop, sink with dual taps and plumbed for an automatic washing machine.

### First Floor

#### Landing

Carpeted flooring and leading to:

Bedroom One 14'3" x 9'5" maximum (4.36 x 2.88 maximum )



UPVC double glazed bay window, central heating radiator and carpeted flooring.

Bedroom Two 9'11" x 9'1" (3.04 x 2.79)



UPVC double glazed window, central heating radiator, fitted storage cupboard and carpeted flooring.

Bedroom Three 9'1" x 5'4" (2.77 x 1.63 )



UPVC double glazed window, central heating radiator, access to the loft hatch and carpeted flooring.

## Bathroom



UPVC double glazed window, central heating radiator, fully tiled and furnished with a three-piece suite comprising panelled bath with mixer taps and electric shower, pedestal sink with dual taps and low flush W.C.

## External



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## Tenure

The property is held under Freehold tenureship

## Council Tax Band

Local Authority - Kingston-upon-hull (city And County Of)

Local authority reference number - 00070001071006

Council Tax band - B

## EPC Rating

EPC rating - TBC

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 9 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

## Additional Services

Whitaker 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.

## Agents Notes

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.

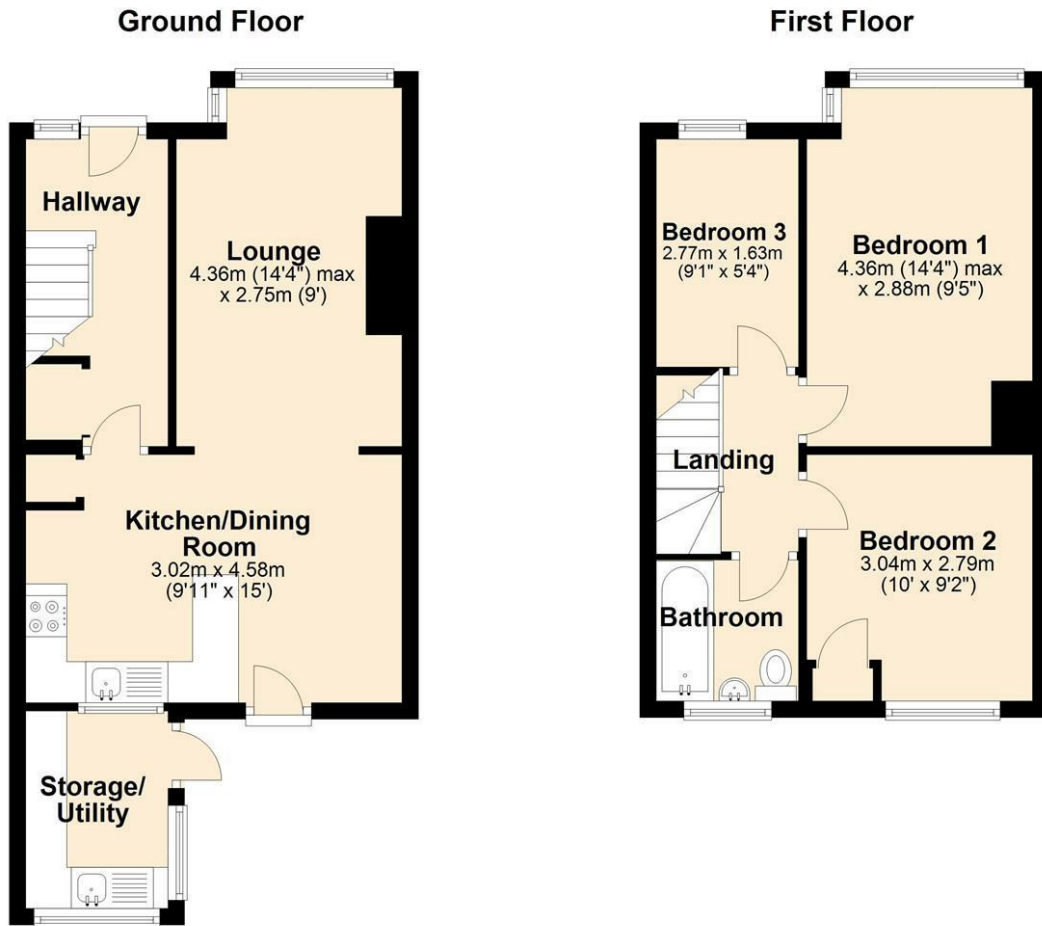
## Free Market Appraisals / Valuations

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.

## Whitakers Estate Agent Declaration

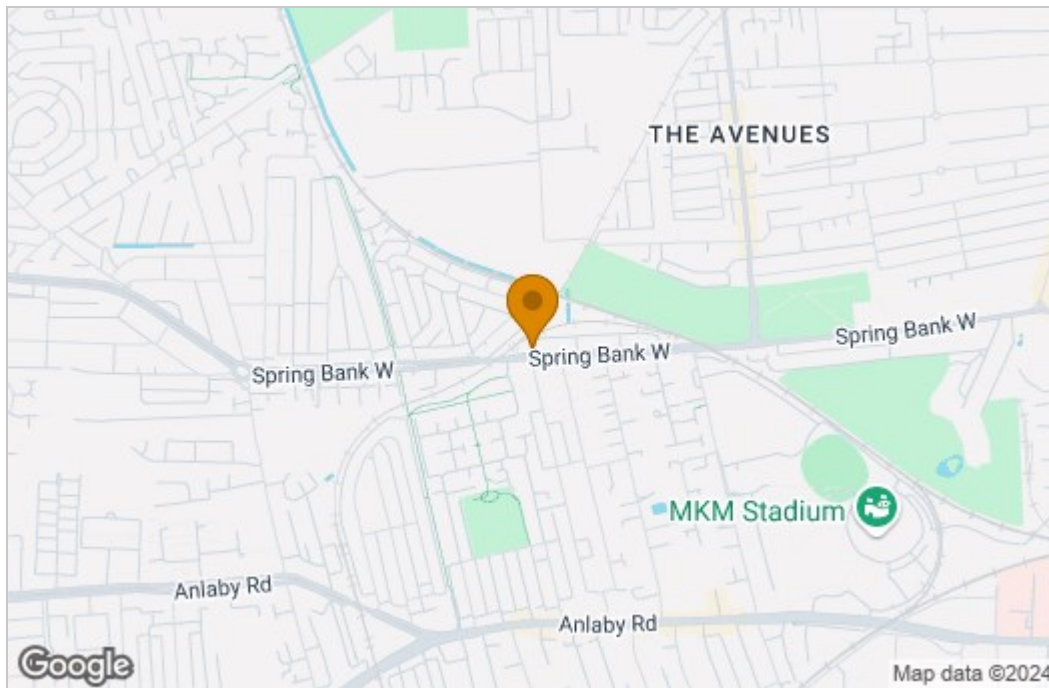
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# Floor Plan

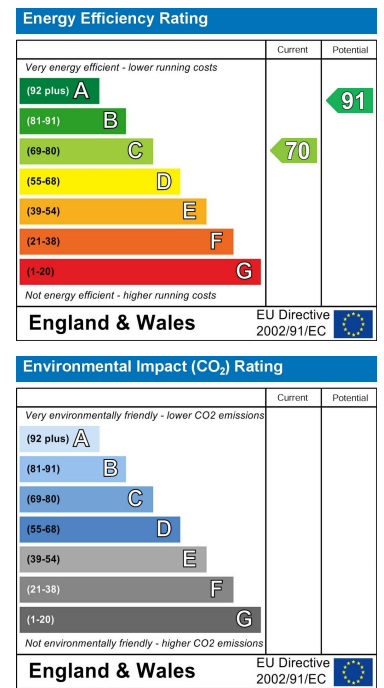


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.