



4 Bed Terraced House

£225,000



## Spring Bank West, Hull, HU3 1LB

Home Estates are delighted to offer to the market this outstanding property. with no chain involved. The internal accommodation has an impressive mix of the original features together with tasteful enhancements and improvements much needed for day-to-day living. The super smart accommodation is arranged to 2 floors and briefly comprises of an entrance hall with a cloaks area and GF W.C., a pleasant bay windowed lounge with a log burning stove, a further reception room may be used as a formal dining room. The dining room flows through nicely to a highly impressive breakfast kitchen with an attractive range of units which are further complemented with integrated appliances and tasteful coordinating fixtures and fittings - French doors provide lovely views and access to the rear garden area.

To the first floor the rooms are accessed via an attractive split level landing. There are 4 aesthetically pleasing bedrooms and a family bathroom and a further washroom. A useful addition to the property and accessed from the main landing is a spacious boarded loft area.

Outside to the rear the garden has been laid for ease of maintenance and is beautifully designed with a low maintenance area with a bespoke seating area, a water feature, barbecue area and log store together with raised flower and shrub borders creating a lovely space for entertaining with family and friends or simply a quiet space for winding down.

Many other features too numerous to mention.

## Key Features

A TRULY EXCEPTIONAL PROPERTY

ONE NOT TO BE MISSED!

MANY ORIGINAL FEATURES

IMPRESSIVE FITTED KITCHEN

4 BEDROOMS

BOARDED LOFT SPACE

GAS CENTRAL HEATING SYSTEM

DOUBLE GLAZING

## Location

The property is perfectly placed for all amenities there are busy local shopping centres nearby however, Hull city centre is just a short distance from the property with many High street stores, shopping precincts and supermarkets. There is easy access to the Paragon road and rail interchange creating good connections within the city centre and surrounding areas.

Reputable schools, colleges, academies and the University of Hull are all within a short commutable distance from the property.

The Hull Royal Infirmary and the MKM Stadium are just around the corner and within walking distance.

The well visited Princes Avenue, extends through to Newland Avenue, both have a superb choice of multicultural café bars and restaurants to choose from for those wishing to spend leisure time, nights out etc. with family and friends - all in all a great place to live, and a great place to call home!

## Property Description

### Ground Floor

**Entrance** - Double glazed entrance door with overhead screen window leading through to the entrance hall. Attractive feature paneling to the walls.

Cloaks area.

Radiator.

**Entrance Hall** - Spindle staircase off to the first floor.

Attractive feature paneling to the walls.

Arched corbels.

Cornice.

Radiator.

Laminate flooring.

**GF Cloakroom** - White 2 piece suite comprising of a vanity wash hand basin and low flush W.C.

**Bay Windowed Lounge** - 15' 9" x 14' 0" (4.81m x 4.29m)

Extremes to extremes.

Double glazed bay window with aspect over the front forecourt area.

Open fireplace housing a log burning stove fire on a tiled hearth.

To the recess there is a built-in storage space.

Mid-level feature paneling.

Ceiling rose.

High-level picture rail with ornate freise work above.

Radiators.

Interconnecting door lead through to the rear sitting room or dining room...

**Rear Sitting Room or Dining Room** - 12' 11" x 11' 5" (3.94m





x 3.49m) Extremes to extremes.  
 Open plan to the dining kitchen ...  
 Double glazed French doors with matching overhead screen window providing views and access to the rear courtyard garden.  
 Feature wall with open display shelving and bookshelves.  
 Log burning stove.  
 Feature paneling to the walls.  
 Ceiling rose.  
 Cornice.  
 Radiator.  
 Laminate flooring.

An open arch leads through to a split level kitchen...

**Kitchen - 20' 7" x 11' 11" (6.29m x 3.64m)** Extremes to extremes plus window recess.  
 Double glazed bay window with window seat and storage space beneath looking out over the rear courtyard garden.  
 Double glazed French doors provide views and access to the rear garden area.  
 Range of matching base, drawer and wall mounted units.  
 Coordinating laminate worksurface housing a single drainer sink unit with a flexi tap over.  
 Space for a range cooker and a stainless steel funnel hood extractor fan over with a stainless steel splash back surround.  
 There is also a central island with further storage space beneath, the island also doubles as a breakfast bar.  
 Space for a fridge/freezer.  
 Radiator.  
 Laminate flooring.

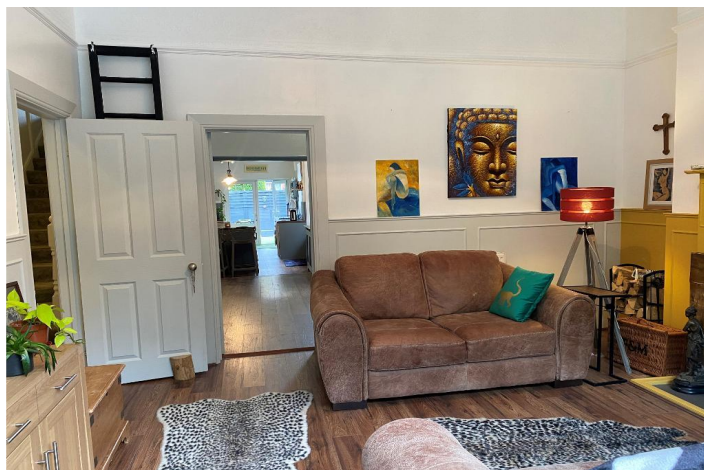
## First Floor

**Landing** - Split level with a spindle rail enclosure.  
 Attractive feature paneling.  
 Fixed staircase off to the boarded loft space.

**Wash Room** - Circular wash hand basin with storage space beneath.

**Bedroom One - 15' 4" x 12' 7" (4.7m x 3.84m)** Extremes to extremes.  
 Double glazed bay window with aspect over the front forecourt area.  
 Chimney breast with display niche.  
 High-level picture rail.  
 Cornice.  
 Radiator.

**Bedroom Two - 13' 0" x 11' 5" (3.98m x 3.49m)** Extremes to extremes plus recess.  
 Double glazed multi paned window with aspect over the rear garden area.  
 Built-in storage cupboard.  
 Cornice.





Radiator.  
Laminate flooring.

**Bedroom Three - 10' 10" x 10' 10" (3.32m x 3.31m)** Extremes to extremes plus door access.

Double glazed window with aspect over the rear garden area and also looking out over the balcony.

Open display shelving.

Radiator.

**Bedroom Four - 10' 1" x 6' 2" (3.08m x 1.89m)** Extremes to extremes.

Double glazed window aspect over the front forecourt area.

Radiator.

Laminate flooring.

**Bathroom** - White 4 piece suite comprising of a panel bath, walk-in double shower enclosure, built-in vanity wash hand basin with storage space beneath and a low flush W.C. all with a contrasting tiled surround.

There is a Victorian style chrome effect shower attachment to the bath.

Chrome fittings to the sanitary ware.

Double glazed opaque window.

## Exterior

**Rear Garden** - Outside to the rear the garden has been completely redesigned and is laid with artificial grass with a decking patio/seating area and built-in timber seating areas with water feature adjacent.

There are borders and beds housing numerous established plants, flowers and shrubs.

The courtyard area has a high-level perimeter fence.

The courtyard areas have also been paved and there is a built-in timber log store.

The garden is all enclosed with a high-level timber perimeter and boundary fence.

Small summer house which houses the gas central heating boiler also with power and light.

Built-in barbecue area beneath a timber pergola.

**Front Forecourt Area** - Ornate mid-level railed enclosure and matching access gate with attractive paving inset.

A high level security gate provides access along the side elevation to the rear of the property.

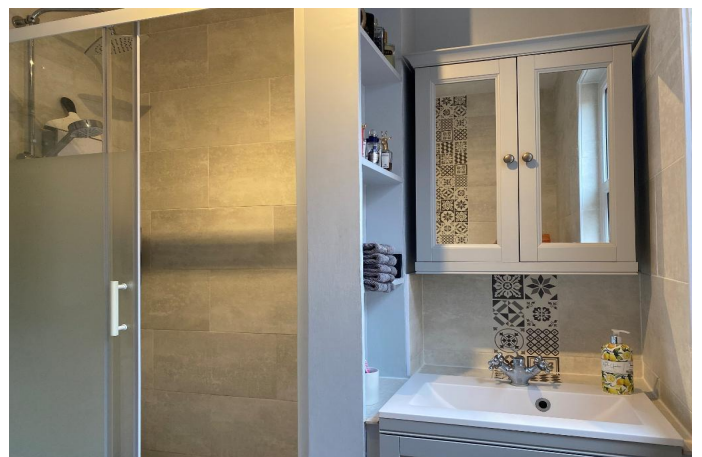
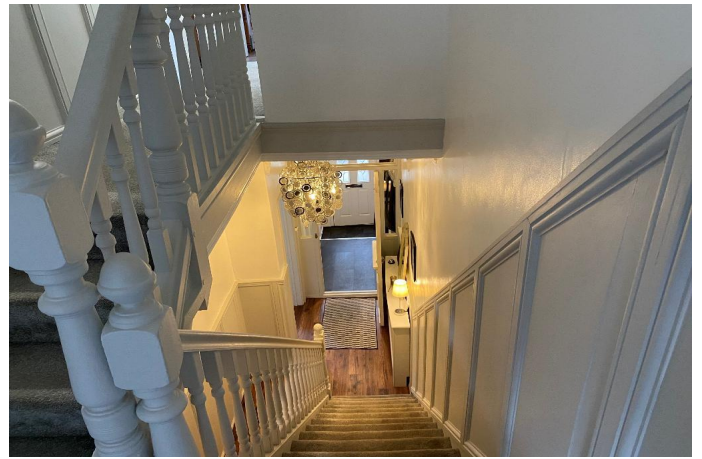
**Council tax band: B**

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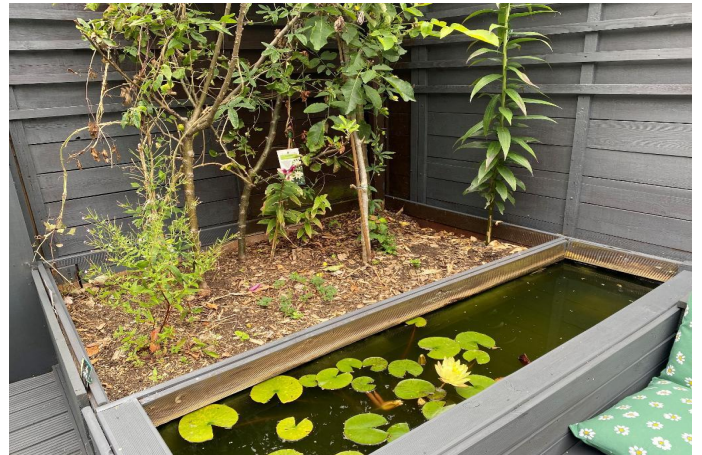


strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.













Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82  B
69-80	C		
55-68	D	59  D	
39-54	E		
21-38	F		
1-20	G		

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