



Spring Bank West, Hull, HU3 1LD

This attractive and spacious four-bedroom family home beautifully blends period character with contemporary styling, offering generous and versatile accommodation throughout. Having recently undergone a programme of upgrading and enhancement, the property is presented to an excellent standard and is in move in to condition and offered with no chain involved.

The property comprises of an enclosed entrance porch that opens into a welcoming entrance hall rich in character, a bright bay-fronted lounge, a second sitting room to the rear which enjoys French doors opening onto the courtyard and at the heart of the home is a superb contemporary kitchen, thoughtfully designed with a range of modern fitted units, integrated appliances and an impressive central island incorporating a breakfast bar, sink and integrated dishwasher. The kitchen flows into a practical utility area and completing the ground floor is a useful office or study, ideal for home working, together with a conveniently located cloakroom/W.C.

To the first floor, there are 4 aesthetically pleasing bedrooms and a recently installed family bathroom.

Outside, the property benefits from a private walled courtyard with gates that lead to two private off-street parking spaces, a particularly valuable feature for a property of this style and location.

One not to be missed!

Key Features

RECENTLY REFURBISHED TO A HIGH SPEC

FITTED KITCHEN & INTEGRATED APPLIANCES

GREATLY EXTENDED

4 BEDROOMS

GAS CENTRAL HEATING SYSTEM

DOUBLE GLAZING

VACANT POSSESSION ON COMPLETION

NO CHAIN INVOLVED

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 - Entrance porch with tiled flooring and partial tiling to the walls.

Double glazed front entrance door with overhead and side screen window leading through to the entrance hall.

Entrance Hall - Staircase off to the first floor.

Arched corbels.

Cornice.

Ceiling roses.

Under stairs storage cupboard.

Radiator.

Laminate flooring.

Lounge - 15' 3" x 14' 1" (4.66m x 4.3m) Extremes to extremes.

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

Fireplace with open grate for display purposes only on a marble hearth.

Radiator.

Laminate flooring.

Rear Sitting Room - 12' 0" x 12' 4" (3.68m x 3.76m) Extremes to extremes.

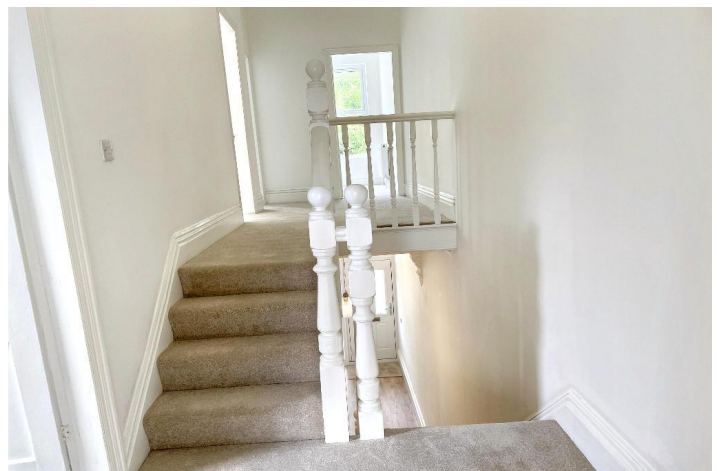
Double glazed French doors providing views and access to the rear walled courtyard area.

Open display niche with marble hearth.

Radiator.

Laminate flooring.

Kitchen - 16' 2" x 11' 10" (4.94m x 3.63m) Extremes to



extremes.

Double glazed opaque window.

Double glazed opaque rear entrance door.

Range of matching base, drawer and wall mounted units.

Coordinating laminate worksurface housing a 5 burner hob and extractor fan over.

A further work surface housing built in oven.

Large island with additional base and drawer units and housing a single drainer sink unit with mixer tap over.

The Island also doubles as a breakfast bar and houses an integrated dishwasher.

Integrated fridge and freezer.

Open display shelving.

Recessed down lighting.

Radiator and additional upright radiator.

LVT flooring.

Arch leading to the utility area.



Utility Area - 6' 4" x 12' 1" (1.95m x 3.7m) Extremes to

extremes.

L-shaped.

Double glazed windows with aspect over the rear walled courtyard area.

High gloss work surface housing a stainless steel single drainer sink unit with mixer tap over.

Plumbing for automatic washing machine.

Space for tumble dryer.

LVT flooring.



Office Space - 8' 9" x 9' 1" (2.68m x 2.79m) Extremes to

extremes.

L-shaped.

Double glazed opaque window.

gas central heating boiler

Ceramic tiled flooring.



GF WC - 2 piece suite with built in wash hand basin with

storage space beneath and low flush W.C.

High level double glazed opaque window.

Recessed down lighting.

Ceramic tiled flooring.



First Floor

Landing - Split level with a spindle rail enclosure.

Loft hatch through to the roof void on one level and another loft hatch through to the roof void on the main landing.

Bedroom One - 15' 5" x 12' 5" (4.71m x 3.79m) Extremes plus bay to extremes.

Double glazed bay window looking out over the front of the property.

Radiator.

Bedroom Two - 12' 4" x 12' 8" (3.76m x 3.88m) Extremes to extremes.

Double glazed window looking out over the walled courtyard area.
Radiator.

Bedroom Three - 7' 1" x 11' 11" (2.16m x 3.65m) Extremes to extremes.
L shaped.
Double glazed window looking out over the rear of the property.
Radiator.

Bedroom Four - 9' 0" x 5' 8" (2.75m x 1.73m) Extremes to extremes.
Double glazed window looking out over the front of the property.
Radiator.

Bathroom - 3 piece suite comprising of a panel bath with shower flexi shower and rainwater shower head over, all with a contrasting tiled surround, fixed shower screen, built-in wash hand basin with storage space beneath and a built in low flush W.C.
Double glazed opaque window.
Chrome effect towel rail/radiator.
LVT Flooring.

Exterior

Rear - To the rear of the property is a walled courtyard area.

There is a timber access gate that leads to a private double parking space.

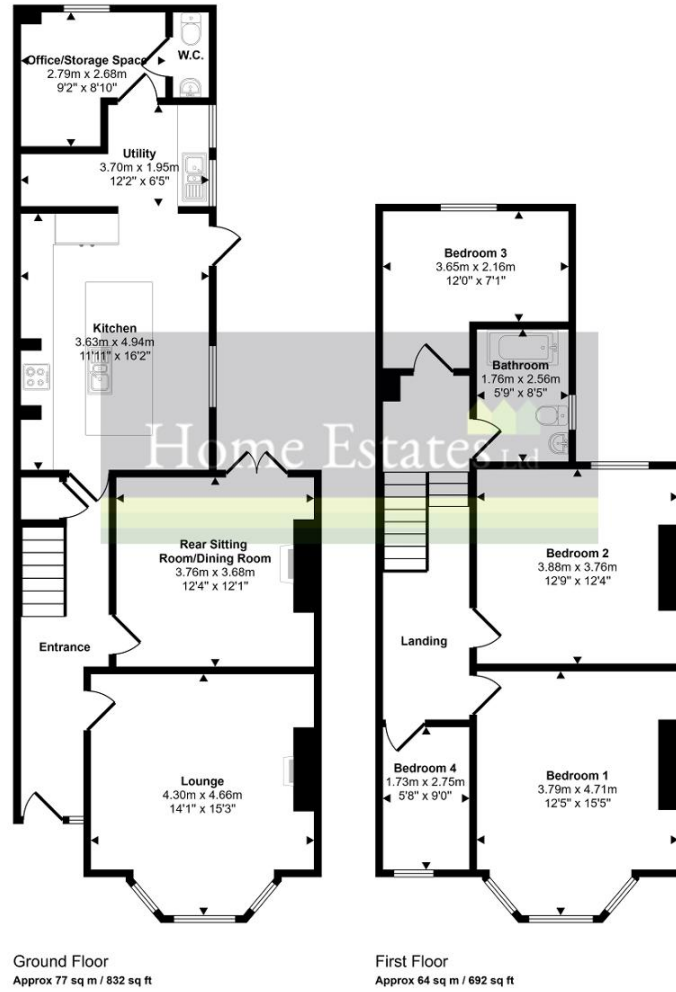
The parking spaces are accessed via remote controlled access gates at Brandsburton St and Spring Bank West.

Council tax band: B

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Approx Gross Internal Area
142 sq m / 1524 sq ft



Ground Floor
Approx 77 sq m / 832 sq ft

First Floor
Approx 64 sq m / 692 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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