



Spring Bank West, Hull, HU3 1LD

A truly appealing property with highly impressive features, presented with charm and character throughout.

This desirable property would provide a couple or family with a very generously proportioned home which is perfectly placed for all amenities much needed for day to day living.

This lovely property is arranged to 2 floors and briefly comprises of an entrance hall, lounge with deep bay window, rear sitting room or formal dining room both having original ornate plaster work to the ceilings, a breakfast kitchen with an attractive range of units which are further complimented with tasteful, coordinating fixtures and fittings with space for informal dining, a separate ground floor W.C. and a sun/garden room.

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

Outside to the rear is a pretty courtyard garden with a patio/seating area inset.

Additionally, the property further benefits from a gas central heating system and double glazing.

Key Features

IMPRESSIVE 4 BEDROOM PROPERTY

FULL OF CHARACTER & ORIGINAL FEATURES

LOUNGE AND DINING ROOM

LARGE KITCHEN WITH SOFA AREA

GAS CENTRAL HEATING SYSTEM

DOUBLE GLAZING

Location

There is a great choice of independent traders along the neighbouring Chanterlands Avenue however, for a more extensive shopping experience Hull city centre is just a short commute from the property. Regular public transport connections provide easy access to the city centre and surrounding areas. There are highly reputable schools, colleges and academies nearby. The University of Hull, Hymers college and the Hull Royal Infirmary are just minutes away from the property. For those wishing to spend quality leisure time, nights out etc. the busy, cosmopolitan bars along the neighbouring Princes Avenue would certainly be the place to be. A great choice of multi cultural bars and restaurants are all just a short stroll from the property.

Property Description

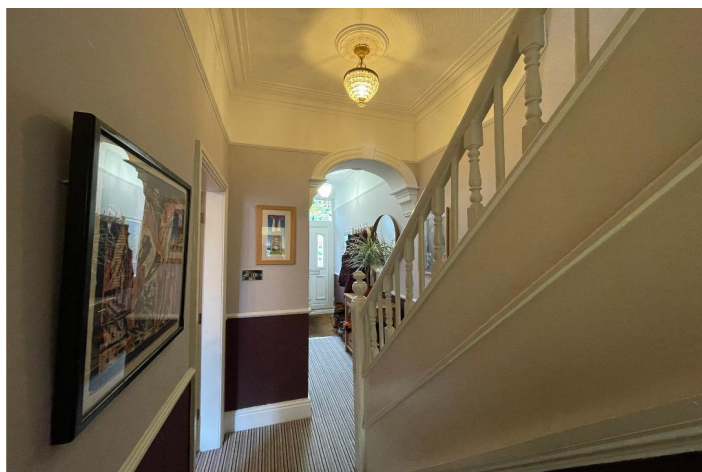
Ground Floor

Entrance - Open arched entrance porch which leads to a double glazed front entrance door with a double glazed over head screen window with stained glass and leaded detail inset. This then leads through to the entrance hall.

Entrance Hall - Spindle staircase off to the first floor. Under stairs storage/meter cupboard with light. Arched corbels. Mid level dado rail. High level picture rail. Ceiling rose. Cornice. Radiator.

Lounge - 14' 4" x 12' 4" (4.37m x 3.76m) Extremes to extremes. Double glazed angled bay window with aspect over the front forecourt area. Fireplace with ornate canopied open grate for solid fuel fire with a tiled insert and hearth. Mid level dado rail. High level picture rail. Ornate ceiling rose. Cornice. Radiator. Solid panel wood flooring.

Rear Sitting Room/Dining Room - 11' 11" x 10' 3" (3.64m x 3.14m) Extremes to extremes. Double glazed window with aspect over the rear garden area. Fireplace with a log effect electric fire and a tiled hearth. Mid level dado rail. High level picture rail.



Ornate ceiling rose.
Cornice.
Radiator.
Solid panel wood flooring.

Inner Lobby - Deep built in storage cupboard with shelves.
Open arch leading through to the kitchen.

GF WC - White 2 piece suite comprising of a wall mounted wash hand basin with a tiled splash back surround and a low flush W.C.
Extractor fan.
Tiled flooring.

Kitchen - 17' 1" x 9' 0" (5.23m x 2.75m) Extremes to extremes.
Double glazed windows with aspect over the walled courtyard area.
Range of high gloss base, drawer and wall mounted units with chrome effect handle detail and matching glazed display cabinets.
Integrated dishwasher.
Solid wood worksurface houses a 1 & 1/2 bowl single drainer sink unit with a swan neck mixer tap over and a high gloss splash back around.
Space for a range style cooker with a funnel hood extractor fan over with recessed down lighting and a high gloss splash back surround.
Plumbing for automatic washing machine.
Built in and matching solid wood breakfast bar.
High level open display shelving.
Space for upright fridge/freezer.
Wall mounted gas central heating boiler.
Recessed down lighting.
Radiator.
Tiled flooring.
Open arch through to a dining area/sun room.

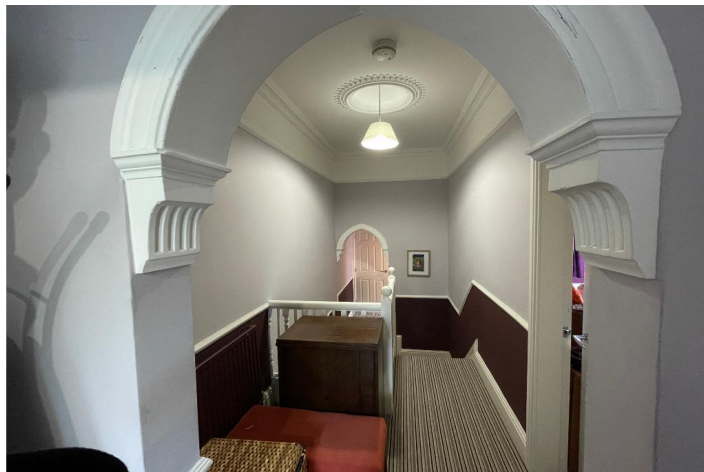
Dining Area/Sun Room - 10' 2" x 9' 0" (3.1m x 2.75m)
Double glazed French doors providing views and access to the rear patio and garden beyond.
A further double glazed window provides views over the rear garden area.
Coving.
Radiator.
Tiled flooring.

First Floor

Landing - Split level.
Spindle rail enclosure.
Loft hatch through to the roof void.
Mid level dado rail.
High level picture rail.
Ceiling rose with light point.
Arched opening to a storage space.



Bedroom One - 11' 8" x 10' 6" (3.58m x 3.22m) Extremes to extremes.
 Double glazed window with aspect over the front forecourt area.
 Mid level feature panelling.
 Recessed open storage space.
 Ceiling rose.
 Cornice.
 Radiator.
 Laminate flooring.



Bedroom Two - 12' 0" x 10' 6" (3.67m x 3.22m) Extremes to extremes.
 Double glazed window with aspect over the rear garden area.
 Mid level dado rail.
 Ornate ceiling rose.
 High level picture rail
 Cornice.
 Radiator.



Bedroom Three - 8' 11" x 8' 3" (2.74m x 2.53m) Extremes to extremes plus door access.
 Double glazed window with aspect over the rear garden area.
 Ceiling rose.
 Coving
 Radiator.



Bedroom Four - 9' 1" x 5' 4" (2.78m x 1.64m) Extremes to extremes plus door access.
 Double glazed window with aspect over the front forecourt area.
 Ceiling rose.
 Cornice.
 Radiator.

Bathroom - White 3 piece suite comprising of a panel bath, matching pedestal wash hand basin and low flush W.C.
 Chrome effect shower over the bath with a fixed shower screen.
 Open mirrored display recess with over lighting.
 Recessed downlighting.
 Coving.
 Chrome fittings to the sanitary ware.
 Marble effect contrasting tiled surround.
 Double glazed opaque window.
 Extractor fan.
 Radiator.
 Coordinating ceramic tiled flooring.



Exterior

Rear Garden - Outside to the rear there is a paved walled courtyard area.
 The main garden has also been laid with paving stones for

ease of maintenance and further to create a patio/seating area.

There are high level gates to the rear which would allow potential for off road parking.

External water supply.

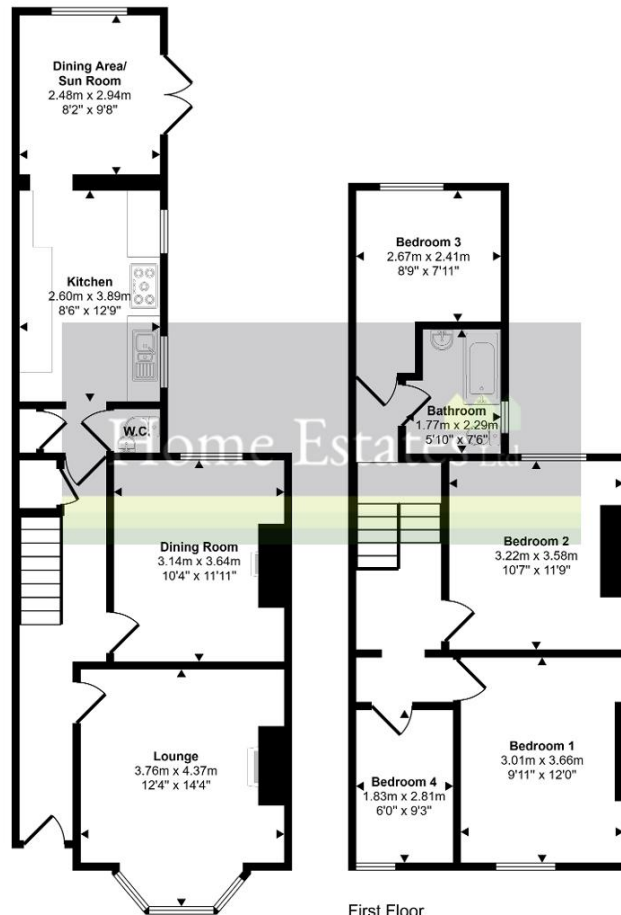
External security lighting.

Council tax band: A

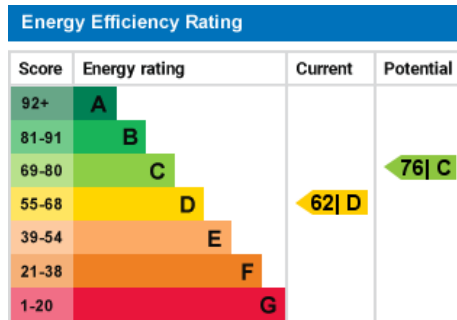
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Approx Gross Internal Area
107 sq m / 1157 sq ft



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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