

# Whitakers

Estate Agents



## 1001 Spring Bank West, Hull, HU5 5EU

**£120,000**

\*\* NO ONWARD CHAIN \*\*

Introducing this recently refurbished mid-terrace style property which would make an ideal step onto the property ladder for a first time buyer. or starter home for a young family.

Externally to the front aspect, there is a paved courtyard with decorative planting.

Internally, the layout briefly comprises : ground level entrance lobby, spacious lounge, and open plan kitchen / dining room which incorporates a cloakroom; the first floor boasts two good bedrooms, and a bathroom.

The rear garden is partly laid to lawn with a path leading to a concrete hard stand and brick-built storage shed. A gate in the boundary fencing opens to the vehicle accessible ten-foot.

## Location

Spring Bank West is a residential location in Hull that is highly sought after due to its positioning - it is surrounded by a wealth of local amenities that range from shops, dining facilities, a launderette and a petrol station; highly accessible transport links also provide multiple routes to the Hull City center, and surrounding villages. The residence also falls within the catchment of high Ofsted rated schools, most notably the Ainthorpe Primary School, Eastfield Primary School, and Acre Heads Primary School.

The accommodation comprises

## Front external



Externally to the front aspect, there is a paved courtyard with decorative planting.

## Ground floor

### Entrance lobby

UPVC double glazed door, central heating radiator, and carpeted flooring. Leading to :

Lounge 13'1" x 13'10" (4.00 x 4.24 )



UPVC double glazed bay window with side window, central heating radiator, fireplace with tiled inset / hearth and wooden surround, under stairs storage cupboard, and carpeted flooring.

Dining area 6'7" x 11'0" (2.02 x 3.36 )



Central heating radiator, and laminate flooring.

### Cloakroom

Laminate flooring, and furnished with a low flush W.C.

Kitchen 7'10" x 13'2" (2.41 x 4.03 )



UPVC double glazed door and window, laminate flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles nice, sink with mixer tap, plumbing fit a washing machine and integrated oven with hob and extractor hood above.

## First floor

### Landing

Carpeted flooring, and leading to :

### Bedroom one 12'3" x 13'11" (3.75 x 4.25 )



Two UPVC double glazed windows, central heating radiator, and carpeted flooring.

### Bedroom two 9'5" x 8'2" (2.89 x 2.49 )



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

### Bathroom



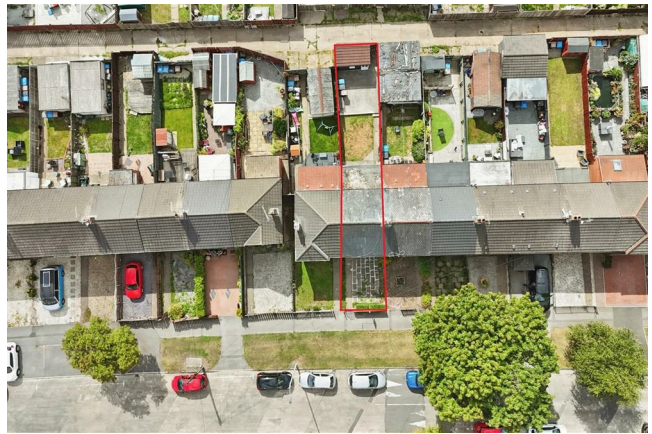
UPVC double glazed window, central heating radiator, fully tiled with panelling to splashback areas and laminate flooring, and furnished with a two-piece suite comprising 'P' shaped panel or bath with mixer tap and shower with waterfall feature, and vanity sink with mixer tap.

### Rear external



The rear garden is partly laid to lawn with a path leading to a concrete hard stand and brick-built storage shed. A gate in the boundary fencing opens to the vehicle accessible ten-foot.

### Aerial view of the property



### Land boundary



### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030261000102

Council Tax band - A

### EPC rating

EPC rating - D

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - High  
Mobile Coverage / Signal - EE / Vodafone / Three / O2  
Broadband - Ultrafast 10000 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.

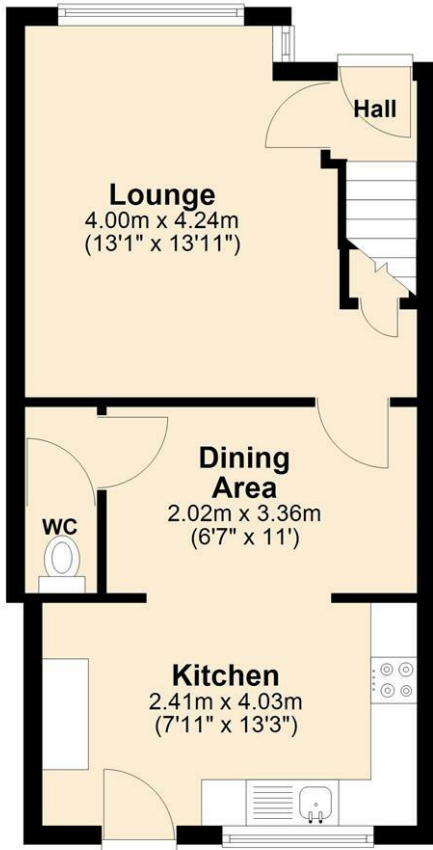
#### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

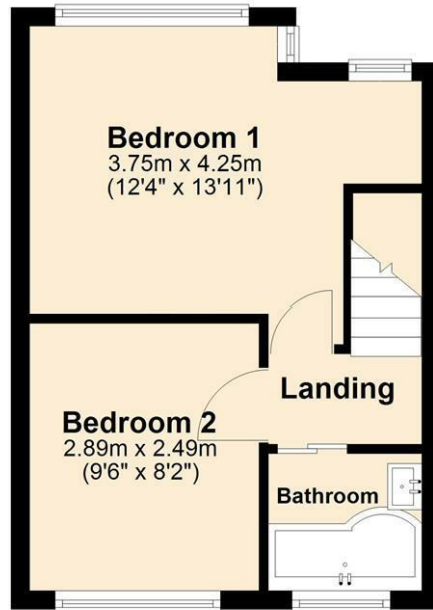
## Ground Floor

Approx. 35.1 sq. metres (378.0 sq. feet)



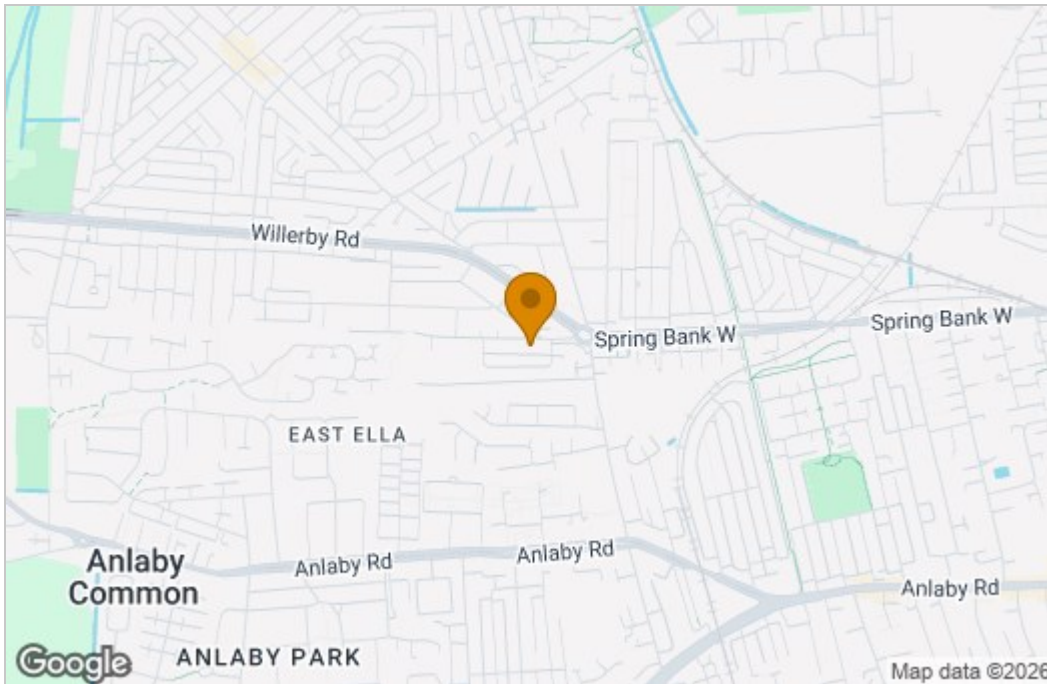
## First Floor

Approx. 24.9 sq. metres (267.8 sq. feet)

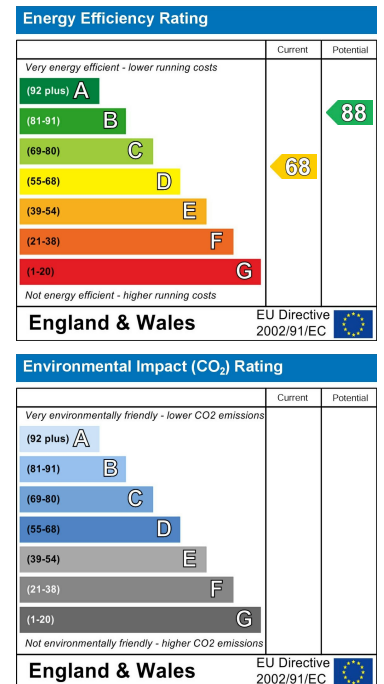


Total area: approx. 60.0 sq. metres (645.8 sq. feet)

# 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.