



Spring Bank West,Hull HU3 6LE

welcome to

Spring Bank West, Hull

This three bedroom house is situated on Spring Bank West and is perfect for families and investors looking to expand their portfolio.



Entrance Hall

With a door to the front leading into the property, stairs leading to the upper floor, a radiator and access to the Lounge/ Dining Room.

Lounge/ Dining Room

24' 8" Max into Bay x 14' 1" Max (7.52m Max into Bay x 4.29m Max)

With two radiators a under stairs storage cupboard, a double glazed bay window to the front and a double glazed window to the side and rear.

Kitchen

11' 6" Max x 9' 5" Max (3.51m Max x 2.87m Max)

Housing a fitted kitchen with a range of wall and base units, work surfaces, a stainless steal sink and drainer unit, an integrated oven, an integrated hob, a cooker hood, space for a fridge freezer, plumbing for a washing machine, plumbing for a dish washer, a boiler unit, a double glazed window to the side and access to the back hall.

Back Hall

With access to the ground floor bathroom and a door leading to the rear garden.

Ground Floor Bathroom

With a W/C, a wash hand basin, a bath with a shower over, a radiator and a double glazed window to the side.

Bedroom 1

14' 1" Max x 12' Max (4.29m Max x 3.66m Max)

With a radiator and a double glazed bay window to the front.

Bedroom 2

11' 7" Max x 9' 7" Max (3.53m Max x 2.92m Max)

With a radiator and a double glazed window to the rear.

Bedroom 3

11' 11" Max x 8' 9" Max (3.63m Max x 2.67m Max)

With a radiator and a double glazed window to the rear.

Front Garden

With a path leading to the door and a wooden fence surround.

Rear Garden

With a blocked paved area, a turfed area, a wooden shed, a wooden out building and a wooden fence surround.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Spring Bank West, Hull

- IDEAL INVESTMENT OPPORTUNITY
- GREAT FOR FAMILIES
- OPEN PLAN LIVING DINING
- EASY BUS ROUTE TO CITY CENTRE
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D
Council Tax Band: A

directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on:
01482 447748

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA120643 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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