

Whitakers

Estate Agents



708 Spring Bank West

, Hull, HU3 6LH

£150,000



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Description

Entrance Hall

Upvc double glazed entrance door and window, gas central heating radiator and staircase to the landing off.

Lounge

14'9" x 10'2" narrowing to 8'9" (4.50 x 3.10 narrowing to 2.68)

Upvc double glazed windows, gas central heating radiator, gas fire, laminate flooring and a coved ceiling. Open plan to;

Dining Room

15'3" x 10'1" (4.65 x 3.08)

Gas central heating radiator, coved ceiling, laminate flooring and a under stairs storage cupboard.

Kitchen

15'1" x 6'5" max (4.62 x 1.98 max)

Upvc double glazed window, double glazed patio doors leading to the conservatory and kick board heater. Fitted with a range of base, wall and drawer units with fitted worktops and tiled splash backs, stainless steel single drainer sink unit with a mixer tap, plumbing for an automatic washing machine and a split level oven and hob.

Conservatory

12'2" x 7'4" max (3.72 x 2.26 max)

Upvc double glazed windows and double doors leading to the gardens, gas central heating radiator and laminate flooring.

First Floor Landing

Leading to;

Bedroom One

14'6" x 9'7" max (4.44 x 2.94 max)

Upvc double glazed windows, gas central heating radiator and fitted wardrobes.

Bedroom Two

10'0" x 9'4" max (3.06 x 2.86 max)

Upvc double glazed window, gas central heating radiator, storage cupboard housing the gas central heating boiler and a coved ceiling.

Bedroom Three

9'1" x 5'3" max (2.77 x 1.62 max)

Upvc double glazed window, gas central heating radiator and currently configured with a staircase leading to the loft space.

Bathroom

Upvc double glazed window, towel rail gas central heating radiator. Fully tiled and fitted with a three piece suite comprising; panelled bath with a mixer shower over, pedestal wash basin and a low flush WC.

Loft Space

15'2" x 9'11" max (4.64 x 3.03 max)

Double glazed Velux type window and access to the eaves.

Gardens

To the front of the property there is a gravelled garden and a boundary wall. At the rear of the property there is a paved and gravelled garden with boundary fencing.

Garage

Single pre cast garage with access to the ten foot to the rear

Tel: 01482 330490

Tenure

The property is freehold.

Council Tax Band

The local authority for this property is Hull City Council and we understand the council tax band to be band B. The annual council tax charge for 2022/2023 is £1,466.27.

Additional products and services

Whitakers 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.

Disclaimer

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.

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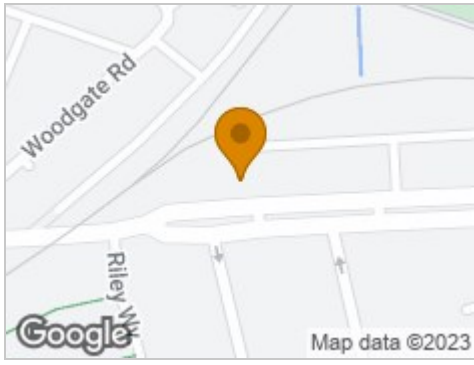
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Sales valuations

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.



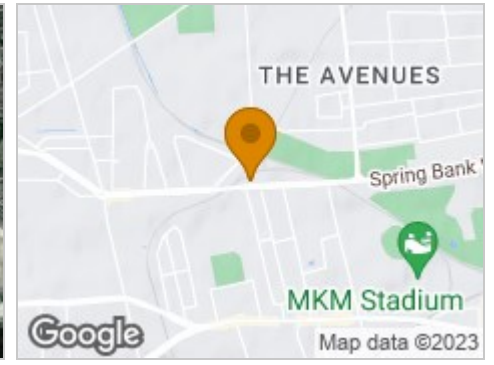
Road Map



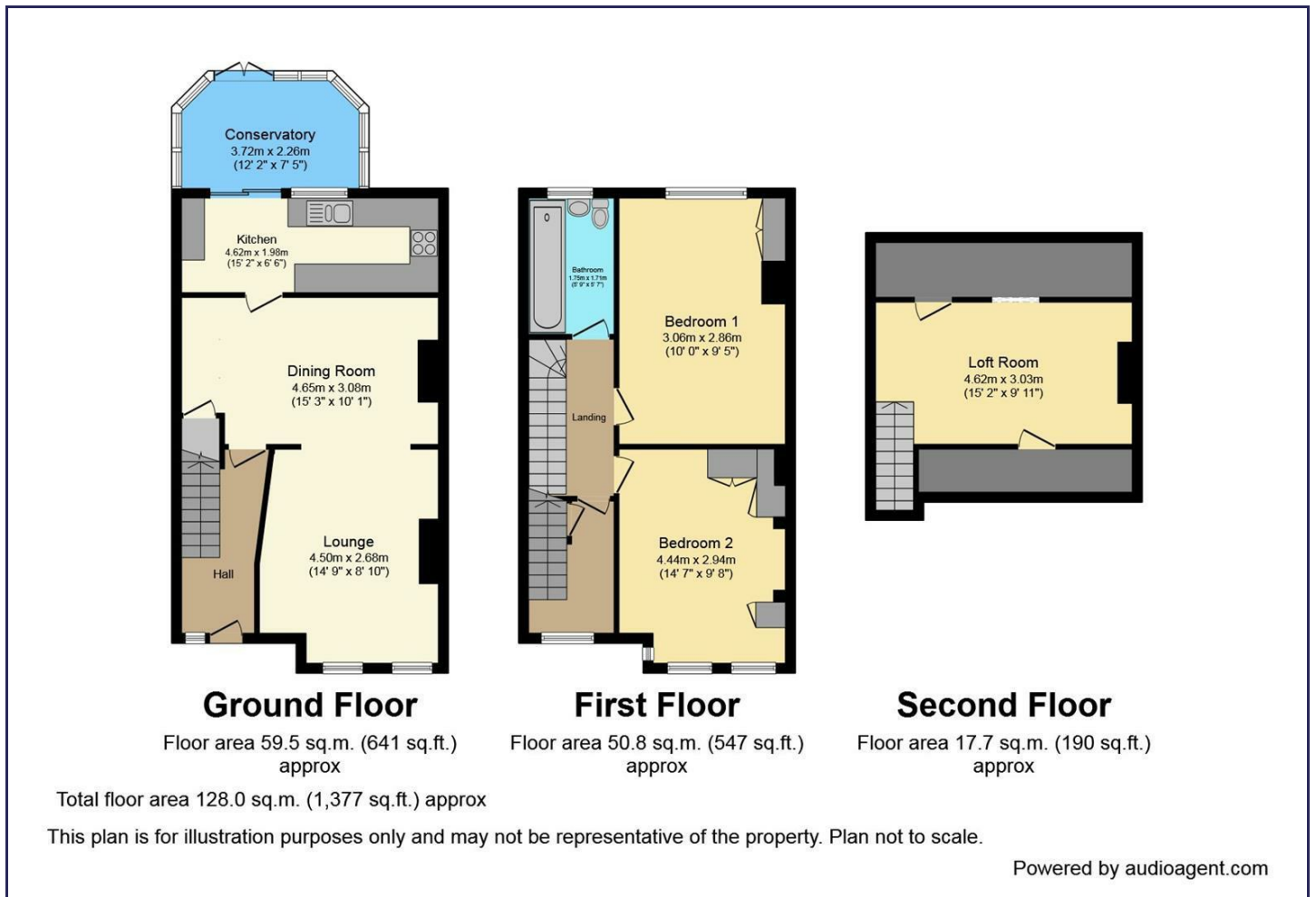
Hybrid Map



Terrain Map



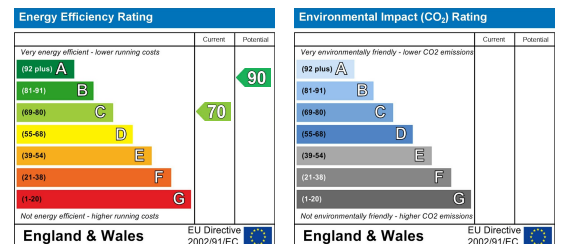
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - West Hull Office Office on 01482 330490 if you wish to arrange a viewing appointment for this property or require further information.

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.