

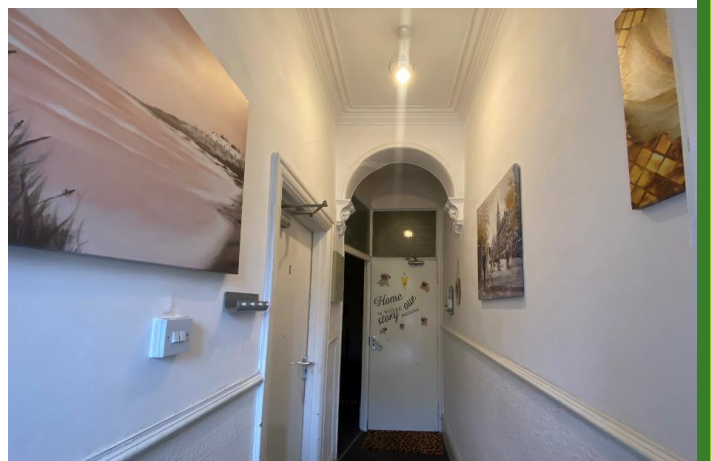
2 Bedroom Terraced House

Spring Bank West, Hull, HU3 1LD

£134,950



- ATTENTION INVESTORS/BUILDERS !
- SPACIOUS PROPERTY WITH 3 FLATS
- EACH FLAT WITH PRIVATE ENTRANCE
- AND SEPARATE UTILITES
- 2 X STUDIOS & 1 X 2 BEDROOM FLAT
- GAS CENTRAL HEATING SYSTEM





2 Bedroom Terraced House

£134,950

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**** ATTENTION INVESTORS/BUILDERS ****

A very spacious bay fronted property with 3 flats arranged to 2 floors.

The property is an ideal investment opportunity with great scope for a rental income uplift.

The flats arranged to the ground floor are studio apartments comprising of a studio lounge area, fitted kitchen and shower room.

To the first floor is a very spacious two bed roomed flat with a bay windowed lounge, fitted kitchen, two bedrooms and a bathroom with a three-piece suite with a shower over the bath.

Additionally, the building benefits from gas central heating systems and partial double glazing.

Sold as tenants in situ or vacant possession.

Location

The property is ideally located in a highly popular residential area close to all amenities much-needed for day-to-day living. There are busy local shopping centres along the neighbouring Chanterlands Avenue.

Regular public transport connections create easy access to Hull city centre and the surrounding areas.

The nearby Chanterlands Avenue has a doctor surgery, post office, opticians and library together with High Street supermarkets.

There are schools, colleges, academies and the University of Hull are all just minutes away by car.

Also Hull Royal Infirmary and the MKM Stadium are just around the corner again just minutes away from the property.

For those wishing to spend leisure time with friends and family there are many well visited restaurants and cafe bars nearby.

Property Description

Ground Floor

Flat 1 - Entrance - Communal entrance door leads through to communal entrance hall and further through to entrance door:

Flat 1 - Studio - 16' 0" x 12' 11" (4.88m x 3.96m) Extremes to extremes.

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

Ceiling rose.

Cornice.

Radiator.

Flat 1 - Dining Kitchen - 12' 11" x 11' 2" (3.96m x 3.42m)

Extremes to extremes.

Double glazed window with aspect over the rear courtyard area.

Range of maple effect base and drawer units. Roll edge laminate work surfaces housing single drainer sink unit. Plumbing for automatic washing machine.

Tile splash back surround.

Wall mounted gas central heating boiler.

Cornice.

Radiator.

Flat 1 - Shower Room - 3-piece suite comprising of separate shower enclosure, pedestal wash hand basin and low flush W.C.

Flat 2 - Entrance - Communal entrance door leads through to communal entrance hall and private



entrance door leads through to the studio.

Flat 2 - Studio - 11' 11" x 9' 11" (3.65m x 3.05m) Extremes to extremes.

Window with aspect over the rear forecourt area.

Flat 2 - Dining Kitchen - 14' 6" x 9' 11" (4.45m x 3.05m)

Extremes to extremes.

Glazed window with aspect over the rear courtyard area.

Double glazed rear entrance door with matching side screen window providing access to the rear courtyard garden.

Base, drawer and wall mounted units. Roll edge laminate work surfaces housing 1&1/2 bowl single drainer sink unit with mixer tap over.

Plumbing for automatic washing machine.

Tile splash back surround.

Wall mounted gas central heating boiler.

Radiator.

Flat 2 - Shower Room - 3-piece suite comprising of separate shower enclosure, pedestal wash hand basin and low flush W.C.

Glazed opaque window.

Wall mounted gas central heating boiler.

Radiator.

Flat 3 - Entrance - Communal entrance door leads through to communal entrance hall and further to a private entrance door with staircase off to the first floor..

First Floor

Flat 3 - Landing - Split level.

Built-in storage cupboard.

Radiator.

Flat 3 - Lounge - 15' 10" x 11' 9" (4.84m x 3.59m) Extremes to extremes.

Sash bay window with aspect over the front forecourt area.

Fire surround with gas fire inset.

Storage shelves to recess.

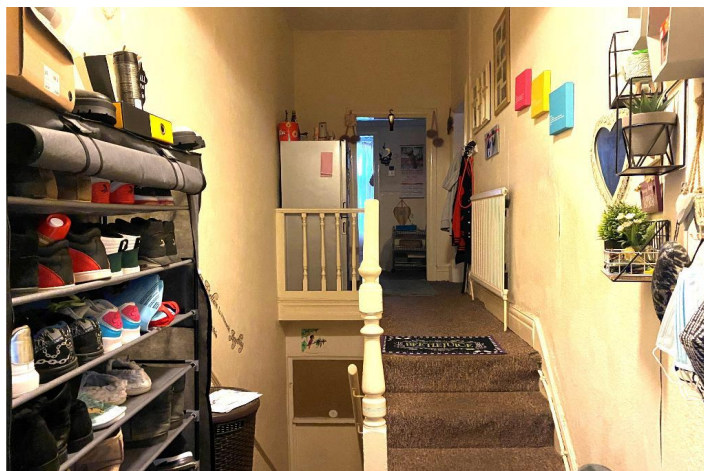
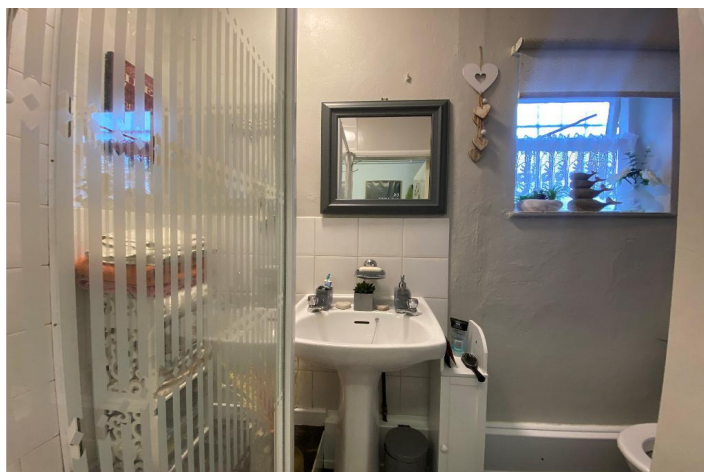
Dado rail.

Coving.

Radiator.

Flat 3 - Inner Lobby - Leads through from the lounge to the kitchen.

Flat 3 - Kitchen - 9' 4" x 4' 11" (2.87m x 1.52m) Extremes



to extremes.
Sash window with aspect over the front forecourt area.
Base and wall mounted units.
Single drainer sink unit.
Roll edge laminate work surface.
Plumbing for automatic washing machine.
Space for cooker.
Radiator.

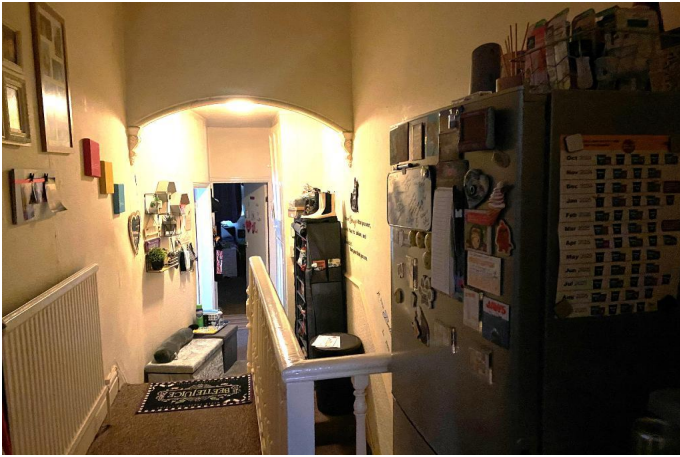
Flat 3 - Bedroom One - 12' 11" x 11' 3" (3.96m x 3.44m) Extremes to extremes.
Window with aspect over the rear courtyard garden.
Fire surround.
Wall mounted storage cupboard.
Radiator.

Flat 3 - Bedroom Two - 17' 7" x 9' 11" (5.36m x 3.05m) Extremes to extremes.
double glazed window with aspect over the rear courtyard area.
Further window looking out over the side elevation.
Fire surround.
Built-in storage cupboard housing the gas central heating boiler.
Radiator.

Flat 3 - Bathroom - 3-piece suite comprising of a panel bath, pedestal wash hand basin and low flush W.C.
Glazed opaque window.
Radiator.

Council tax band: A

MONEY LAUNDERING REGULATIONS 2017: 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 will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



Flat 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Flat 3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Flat 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
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69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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