

## 4 Bedroom Terraced House

Spring Bank West, Hull, HU3 1LD

£169,500



- WELL PRESENTED PROPERTY • FOUR BEDROOMS • BRIGHT & SPACIOUS INTERIOR • ANGLED FEATURE WINDOW IN DINING ROOM • OFFERED WITH VACANT POSSESSION • NO CHAIN INVOLVED • INTERNAL VIEWING HIGHLY RECOMMENDED!





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If ever a property was deserving of early internal viewing, this property is the one! A truly lovely, deceptively spacious, traditional property with four bedrooms and two bathrooms.

This house has so much character, with bright and spacious living accommodation, which is arranged to two floors.

Internal viewing is not only highly recommended but essential, in order to appreciate the size and standard of the accommodation on offer.

The characterful internal accommodation briefly comprises of an entrance hall, a pleasant, bright and spacious, dual aspect through lounge, with angled feature window in the dining room.

A modern fitted breakfast kitchen,

A shower room/WC with three piece suite.

To the first floor, all accessed by an attractive, split level landing, there are four aesthetically pleasing bedrooms and a generously proportioned family bathroom.

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

The rear of the property is accessed via security gates.

Other additional benefits include a gas central heating system and double glazing.

The property is offered with vacant possession on completion and with no chain involved.

A high calibre residential property, viewing is a must!



## Location

The area is highly regarded and very well served with good local shopping centres.

However, for a more extensive shopping experience, Hull City Centre is just minutes away by car.

Within the City Centre is the Paragon Road and Rail Interchange.

The Town Centre has a great choice of High Street Stores and Supermarkets.

Close by to the property, there are highly regarded schools, colleges and academies.

The Hull Royal Infirmary is once again just minutes away from the property.

For those wishing to spend quality leisure time with family and friends, there are many well visited vibrant and multi cultural cafe bars, along the neighbouring Princes Avenue, which extends through to the ever popular Newland Avenue.

A great range of amenities and services!

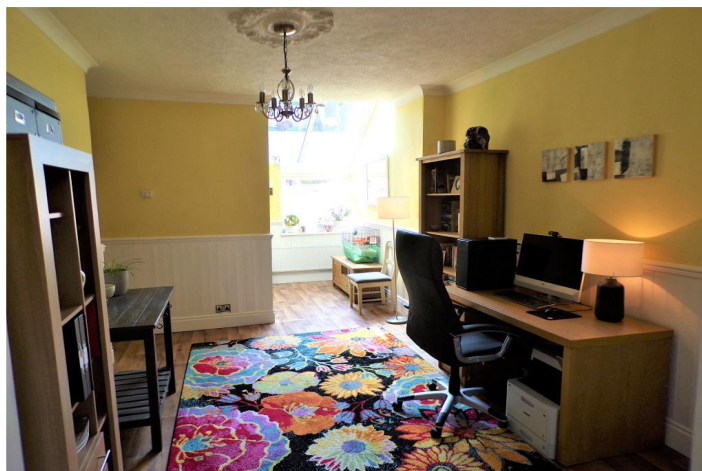
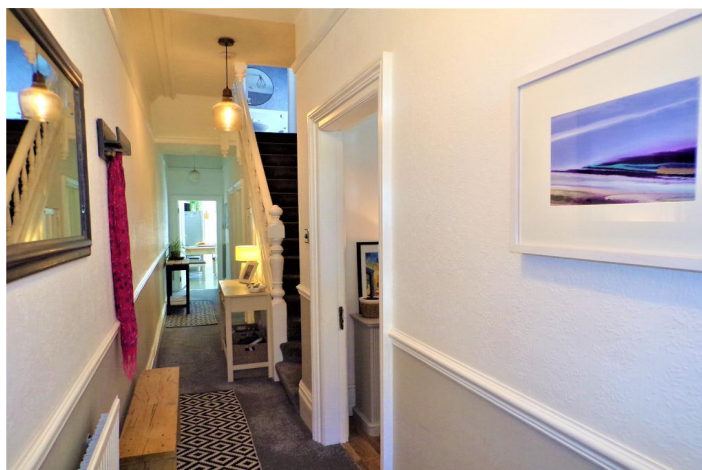
## Property Description

### Ground Floor

**Entrance Hall** - Open arch entrance porch with partial tiling to the walls, leading to a double glazed front entrance door, with matching overhead screen window. Spindle staircase off to the first floor. Dado rail, high level picture rail, cornice and radiator. Fitted stained glass skylight window to the landing.

**Shower Room** - Three piece suite comprising of a separate shower enclosure, built in vanity wash hand basin with storage space beneath and low flush WC. Built in storage cupboard with matching overhead storage units. Partial tiling to the walls and feature panelling, dado rail. Extractor fan and coordinating ceramic tile flooring.

**Through Lounge** - 16' 4" x 13' 3" (5m x 4.04m) Extremes to extremes plus bay. Split level with open arch. Deep bay window with aspect over the front forecourt area. Ornate fireplace with matching back and hearth and log effect living flame gas fire. Built in open display shelving to the recess and low level storage cupboard beneath. Ceiling rose, high level picture rail, ornate cornice and radiator.





**Dining Area - 20' 8" x 10' 6" (6.32m x 3.22m)** Extremes to extremes plus door access., narrowing to 1.62 m.  
 Angled feature window with aspect over the rear courtyard garden.  
 Partial feature panelling to the walls.  
 Dado rail, ceiling rose, coving.  
 Radiators.

**Dining Kitchen - 13' 9" x 10' 4" (4.21m x 3.17m)** Extremes to extremes.  
 Glazed french doors with matching overhead screen window, providing views and access to the rear garden.  
 Range of matching base drawer and wall mounted units.  
 Coordinating laminate work surface, housing a stainless steel hob, stainless steel funnel hood extractor fan over and a tiled splash back surround.  
 A further work surface houses a one and a half single drainer sink unit, with a mixer tap over, with tiled splash back surround.  
 Low level open display shelving.  
 Built in oven.  
 Concealed gas central heating boiler.  
 Plumbing for automatic washing machine.  
 Space for American style fridge freezer.  
 Space for dining table.  
 Radiator.  
 Coving.

## First Floor

**Landing -** Split level with spindle rail enclosure and high level picture rail.

**Bedroom One - 13' 10" x 10' 4" (4.23m x 3.17m)** Extremes to extremes.  
 Double glazed window with aspect over the rear garden area.  
 Radiator.  
 Coving.

**Bedroom Two - 13' 3" x 11' 1" (4.04m x 3.4m)** Extremes to extremes.  
 Double glazed windows with aspect over the front garden area.  
 Radiator.  
 Coving.

**Bedroom Three - 13' 0" x 10' 5" (3.98m x 3.2m)** Extremes to extremes.  
 Double glazed window with aspect over the rear garden area.  
 Radiator.  
 Coving.



**Bedroom Four** - 9' 7" x 5' 8" (2.94m x 1.73m) Extremes to extremes.

Accessed via an inner lobby through an open arch.

Double glazed window with aspect over the front garden area.

Radiator.

**Family Bathroom** - White three piece suite, comprising of a panel bath, pedestal wash hand basin and low flush WC.

Partial tiling to the walls.

Radiator.

Coving.

Double glazed opaque window.

## Exterior

**Garden Area** - Garden has been paved for ease of maintenance and further to create a patio/seating area.

Gardeners shed inset to the rear boundary.

Enclosed with a high level, timber perimeter fence, high level brick built wall and timber access gate adjacent.

External lighting.

**Front Garden Area** - Enclosed with a low brick boundary wall and ornate, wrought iron access gate.

Laid with low ground covering flowers, plants and shrubs.

**Council tax band: B**

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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