

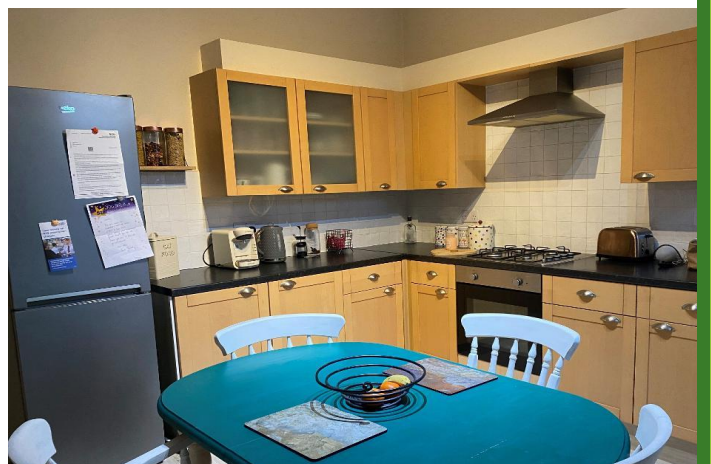
3 Bedroom Flats

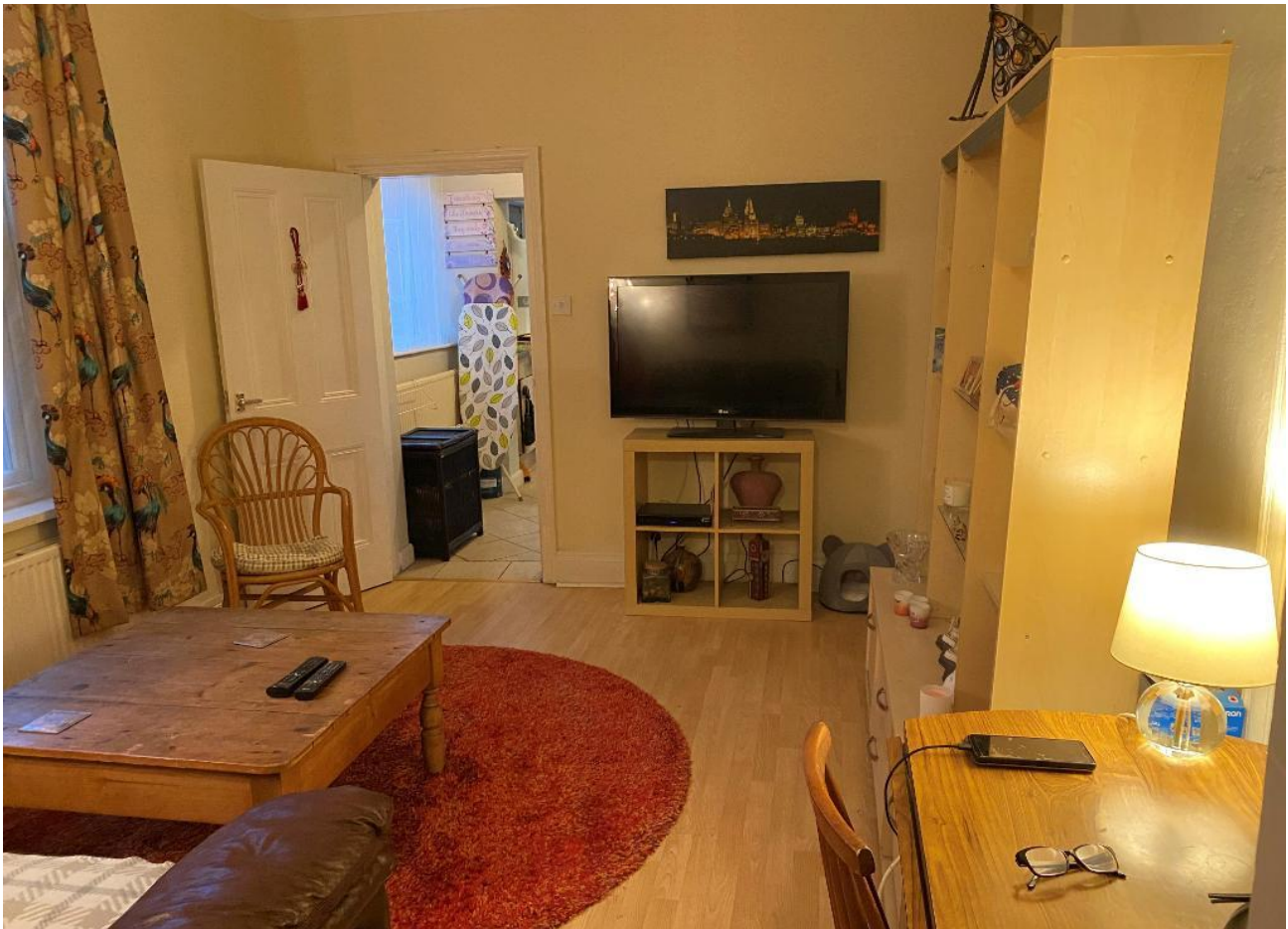
Spring Bank West, Hull, HU3 1LA

£135,000



- ATTENTION INVESTORS!
- CURRENTLY 2 FLATS
- SPACIOUS ACCOMMODATION
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING





3 Bedroom Flats

£135,000

Spring Bank West, Hull, HU3 1LA

ATTENTION INVESTORS!

Property to be sold with tenants in situ.

This is a fantastic opportunity to acquire a very spacious mid-terrace house with lots of potential for improvement thus creating an opportunity to significantly increase the rental income.

Communal entrance hall with private entrance doors to both flats.

Flat 1 has entrance hall, spacious bay windowed lounge, dining room or rear sitting room, double bedroom, inner lobby with utility area, fitted kitchen and a bathroom with a 3 piece suite & shower.

Flat 2 has a spacious bay windowed lounge which extends from a large split level landing, modern fitted dining kitchen with integrated appliances, bathroom with 3 piece suite & shower, double bedroom & single bedroom. The single bedroom is currently used as a study or home office.

The property further benefits from double glazing and a gas central heating system.

Internal viewing is absolutely essential in order to appreciate the size and standard of the accommodation on offer.

Offered with tenants in situ or vacant possession.

Location

The property is perfectly placed for all amenities much needed for day to day living. There are busy local independent shopping traders close by. However, for a more extensive shopping experience Hull city centre is just a short commute from the property.

There are highly reputable schools, colleges and academies close by. Hymers college is simply just around the corner. The Hull Royal Infirmary is also within walking distance from the property. The University of Hull is a short commute from the property with regular public transport links providing easy access in and out of the city. The Paragon interchange is just minutes away creating outbound connections to most of the major cities.

For those wishing to spend quality leisure time with family and friends there are many busy and vibrant multi-cultural cafe bars and restaurants along the neighbouring Princes Avenue which extends through to Newland Avenue.

Property Description

Ground Floor

Entrance - Communal front entrance door which leads through to a communal entrance hall.

Staircase leading off to first floor.

Flat 1 - Entrance - Leading from the communal entrance hall....

Private front entrance door with entrance hall.

Under stairs cloaks recess and meter cupboard.

Leading to an inner hall...

Flat 1 - Inner Hall - Leads from the entrance hall to the bay windowed lounge..

Flat 1 - Lounge - 15' 5" x 14' 2" (4.71m x 4.34m) Extremes to extremes.

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

Radiator.

Cornice.

High level picture rail.

Laminate flooring.

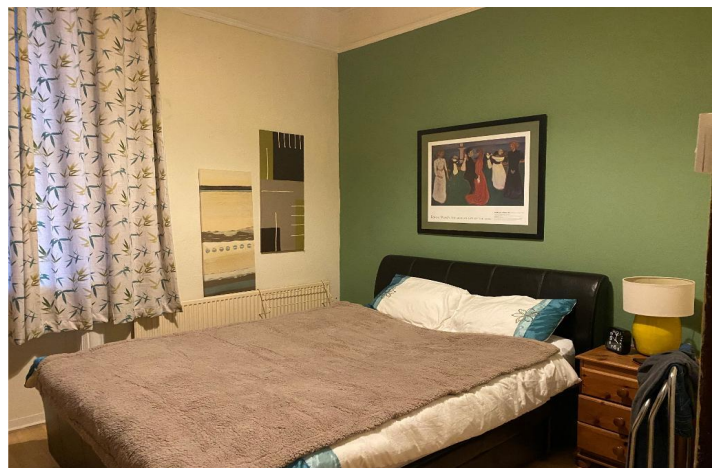
Flat 1 - Bedroom - 13' 2" x 12' 10" (4.03m x 3.92m)

Extremes to extremes.

Extending from the inner hall...

Double glazed window with aspect over the rear garden area.

Radiator.



Cornice.
High level picture rail.
Laminate flooring.

Flat 1 - Dining Room/ Rear Sitting Room - 12' 10" x 10' 4" (3.92m x 3.17m) Extremes to extremes.

Directly through from the entrance hall...
Double glazed window with aspect over the rear courtyard area.
Open display shelving with low level storage cupboard and a further built-in storage cupboard adjacent.
Radiator.
Coving.
Laminate flooring.

Flat 1 - Inner Hall - Extending through from the rear sitting room

Double glazed window looking out over the rear courtyard.
Radiator.
Ceramic tiled flooring.
Part glazed rear entrance door.
Extending through to the kitchen via an open arch...

Flat 1 - Kitchen - 9' 5" x 5' 11" (2.88m x 1.81m) Extremes to extremes.

Double glazed door with aspect over the rear courtyard garden..
Range of matching base, drawer and wall mounted units with brushed steel effect handle detail. Matching glazed display cabinets. Roll edge laminate work surface housing a single drainer sink unit with a mixer tap over and a tiled splash back surround.
There is space for a cooker and an extractor fan over also with a tiled splash back surround.
Radiator.
Ceramic tiled flooring.

Flat 1 - Rear Entrance Hall - Wall mounted gas central heating boiler.

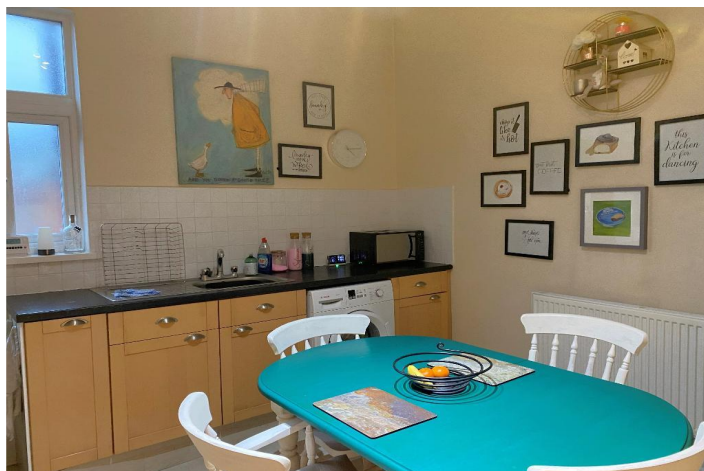
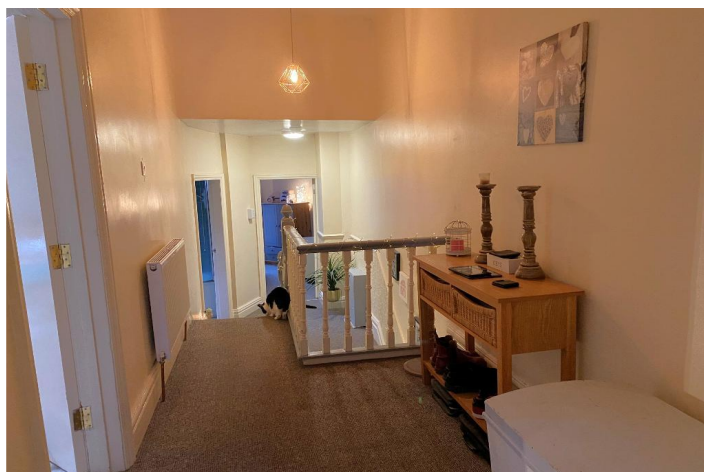
Utility area with roll edge work surface.
Plumbing for automatic washing machine.

Flat 1 - W.C. - Leading from the rear entrance hall...

Low flush W.C.
Double glazed opaque window.
Ceramic tiled flooring.

Flat 1 - Bathroom - Extends through from rear entrance lobby...

2 piece suite comprising of a panel bath and matching pedestal wash hand basin.



The bath has electric shower over and fixed shower screen with contrasting tiled surround.
 Chrome effect upright radiator.
 Extractor fan.
 Ceramic tiled flooring.

First Floor

Flat 2 - Landing - Spindle rail enclosure.
 Radiator.

Flat 2 - Lounge - 15' 5" x 12' 7" (4.72m x 3.86m) Extremes to extremes.
 Double glazed bay window with aspect over the front forecourt area.
 Radiator.

Flat 2 - Kitchen - 12' 11" x 11' 5" (3.96m x 3.5m) Extremes to extremes.
 Double glazed door with matching side screen window.
 Range of matching base, drawer and wall mounted units with stainless steel handle detail. Matching glazed display cabinet. Coordinating Roll edge laminate work surface housing stainless steel hob with built in oven beneath and stainless steel funnel hood extractor fan over. Tiled splash back surround. Plumbing for automatic washing machine.
 Wall mounted gas central heating boiler.
 Radiator.
 Laminate flooring.

Flat 2 - Bedroom One - 11' 11" x 10' 11" (3.65m x 3.34m) Extremes to extremes.
 Double glazed window with aspect over the rear courtyard area.
 Radiator.

Flat 2 - Bedroom Two - 9' 8" x 6' 0" (2.95m x 1.83m) Extremes to extremes.
 Double glazed window with aspect over the front forecourt area.
 Radiator.

Flat 2 - Bathroom - White 3 piece suite comprising of a P shaped panel bath, matching pedestal wash hand basin. Low flush WC. Triton shower over the bath. Contrasting tiled surround. Double glazed opaque window. Upright towel rail/radiator.

Council tax band: A

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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 | | | | Flat 2 | | | |
|--------|---------------|---------|-----------|--------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential | Score | Energy rating | Current | Potential |
| 92+ | A | | | 92+ | A | | |
| 81-91 | B | | | 81-91 | B | | |
| 69-80 | C | | | 69-80 | C | | |
| 55-68 | D | | | 55-68 | D | | |
| 39-54 | E | | | 39-54 | E | | |
| 21-38 | F | | | 21-38 | F | | |
| 1-20 | G | | | 1-20 | G | | |

Energy rating chart for Flat 1 and Flat 2. The chart shows the relationship between the score and the energy rating. For Flat 1, the current rating is D (65) and the potential rating is C (76). For Flat 2, the current rating is C (72) and the potential rating is C (79).