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QUICK & CLARKE
The Property Specialists

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907 Spring Bank West, Hull HU5 5BE

Offers Over £135,000

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- Traditional town house
- A true gem of a property!
- Lounge with fireplace
- Modern Dining Kitchen
- Open plan to the conservatory
- Two double bedrooms
- Stunning four piece bathroom
- Well tended SOUTH facing garden
- Detached garage
- EPC: D

THE PROPERTY

This stunning modernised traditional townhouse is definitely one to view! Enjoying uPVC double glazing, gas central heating and meticulously presented throughout this property enjoys entrance, lounge with modern fireplace, modern breakfast kitchen with built-in appliances opening into the Conservatory used as a second sitting room and dining room with splendid views over the SOUTH facing garden.. To the first floor the landing leads to TWO DOUBLE bedrooms and a stunning four piece bathroom. The gardens are well presented incorporating a decking area providing great outdoor space and being south facing. To the head of the garden the property benefits from a detached single garage which accessed from the ten foot. Be the first to view what is a true gem of a property!

LOCATION

Spring Bank West is located approximately 2.5 miles west from the city centre of Hull. The official name for Hull is KINGSTON UPON HULL. The people from the city are known as “Hullensians”. Hull is Yorkshire’s only waterfront city. The city is well known for its white telephone boxes, the Humber Bridge and its connections with poet Philip Larkin and pioneering English Pilot Amy Johnson. With an extensive range of shopping facilities, entertainment facilities, the Old Town and its Land of Green Ginger, the city is a superb mixture of modern and historic interest. The city centre provides access to the A63/M62 motorway with further trunk routes located over the Humber Bridge. Hull rightly won the City of Culture in 2017 with so many beautiful places of interest to view. The marina shows some great boats and yachts off with the recently re-developed fruit market now with a host of eateries, local delis and small businesses – a great diverse place to walk around and take in all the city has to offer!

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE VESTIBULE

A composite door with glazed inserts leads into the entrance vestibule having staircase to the first floor accommodation. A beautiful period oak door leads into the:

LOUNGE

15'6" max x 11'5" (4.72m max x 3.48m)
uPVC double glazed walk-in bay window to the front elevation, TV aerial point, contemporary white fireplace with living flame gas fire, access to the understairs storage cupboard which houses the utility meters.

BREAKFAST KITCHEN

14'7" x 97" (4.45m x 29.57m)
An extensive range of ivory shaker style base and wall units in a modern blue with contrasting worksurfaces and coordinating tiled splashbacks, gas hob with single electric oven and extractor, porcelain sink with mixer tap, space and plumbing for dishwasher, space and plumbing for washing machine and wood laminate flooring. An opening provides access to the:

CONSERVATORY

12'3" x 11'4" (3.73m x 3.45m)
uPVC and brick construction, built in 2016 with the inclusion of Argon glass which provides great regulated heat retention within and having French doors to garden. Used as a further sitting room incorporating dining area. Wood laminate flooring. TV aerial point.

FIRST FLOOR

LANDING AREA

BEDROOM 1

12'7" max x 13'1" into bay (3.84m max x 3.99m into bay)
uPVC double glazed bay window to the front elevation.

BEDROOM 2

12'6" x 7'11" max (3.81m x 2.41m max)
uPVC double glazed window to the rear elevation. Fitted white wardrobes providing hanging and storage facilities.

FAMILY BATHROOM

9'3" x 6'2" (2.82m x 1.88m)
uPVC double glazed window to the rear elevation. Stunning four piece suite in white comprising good sized independent shower cubicle, panelled bath, low level WC and wash hand basin, all complemented with contemporary full height grey tiling and an extractor.

EXTERNAL

To the front of the property is a cottage style enclosed front garden. The rear garden is beautifully presented featuring an extensive decking area to the head of the garden providing a great outdoor seating area. There is a lawned garden with planted borders. There is a single garage which is accessed via a tenfoot with up & over door, power and light. There is CCTV to the garden, the rear and the front of the property. Within the garden there is attractive outside lighting and an outside tap.

AGENTS NOTES

The conservatory was built in 2016 with Argon glass and has a 10 year guarantee.
The boiler was fitted on 1st April 2016 and has a 7 year guarantee.
The windows and doors were fitted in March 2017 and have a 5 year guarantee.
The bathroom was fitted May 2017 and has a 5 year guarantee.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

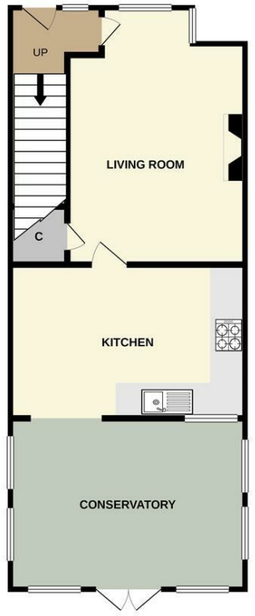
FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

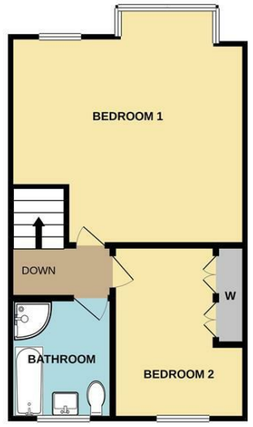
EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



1ST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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