



**Spring Bank West, Hull HU3 6LH**

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## **Spring Bank West, Hull**

This three bedroom house has a lot of potential and is perfect for those looking for a project.



## Auctioneer's Comments

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## Entrance Hall

With a door to the front leading into the property, stairs leading to the upper floor, a radiator and access to the Lounge.

## Lounge/ Dining Room

25' 4" x 14' 1" ( 7.72m x 4.29m )

With two radiators, a feature fireplace, a storage cupboard, a double glazed bay window, and a double glazed window to the rear.

## Kitchen

10' 11" x 8' 7" ( 3.33m x 2.62m )

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, an integrated oven, an integrated hob, plumbing for a washing machine, space for a fridge freezer, a double glazed window to the side and rear and a door leading to the rear garden.

## Bedroom 1

14' 1" x 10' 1" ( 4.29m x 3.07m )

With fitted wardrobes, a radiator and a double glazed bay window to the front.

## Bedroom 2

With fitted wardrobes, a radiator and a double glazed window to the rear.

## Bedroom 3

9' 7" x 5' 8" ( 2.92m x 1.73m )

With a radiator and a double glazed bow window to the front.

## Bathroom

With a W/C, a wash hand basin, a bath with shower over, a radiator and a double glazed window to the rear.

## Front Garden

A low maintenance garden, with a path to the door, a brick wall, wooden fence to each side and a wrought iron gate.

## Rear Garden

With a paved patio area, a lawned area, a path leading to the end of the garden, shrubs, a brick wall surround and access to the ten foot and rear allotment.

## Allotment

With allotment space that could be used as additional garden space and a garage providing off road parking.



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## Spring Bank West, Hull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SOLD THROUGH THE MODERN METHOD AUCTION
- IDEAL FOR INVESTMENT

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

guide price

**£90,000**

### directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 447748.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA120658 - 0002

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