

SUMMARY

**Ideal Starter Home Offered
with No Chain Involved**

**2 Bedrooms the Master Has
Fitted Wardrobes**

Lounge & Dining Kitchen

Gardens Front & Rear

**Vacant Possession, Viewing A
Must**

**EPC Rating D - Council Tax
Band - Hull Council - Tenure -
Freehold**



DESCRIPTION

An internal inspection is highly recommended of this two bedroomed ideal starter homes, offered with no chain involved and vacant possession and is ready to move straight into! Briefly comprising of: Entrance Hall, Lounge, and good-sized dining kitchen. To the first floor: Two bedrooms the master has fitted wardrobes, and shower room. Outside: Low maintenance front garden & good-sized low maintenance rear garden with decking and pergola.





with inset shrubs, decked seating area with pergola, timber shed for storage, electric sockets, outside tap, outside lighting, brick built air raid shelter for storage, timber access gate and fence to surround.

Agents Notes

In most cases we use wide angle lens photography to ensure we capture as much of the room and its features. This can distort the image slightly and should be considered alongside the other details within the particulars. Oscars give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Purchasers and potential purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to assess their accuracy. No person in the employment of Oscars has the authority to make or give any representation or warranty in relation to the property. In compliance with NTSELAT guidance on referral fees, we confirm that vendors and prospective purchasers will be offered estate agency and other associated services for which certain referral fees/commissions may be made available to the agent. Full details can be found on our website

Fixtures & Fittings

Fixtures and fittings within the property may be available by separate negotiation unless otherwise stated. Any items of particular importance to you can be verified with our team.

Free Valuation

If you are considering selling or letting your property, we would be delighted to provide a free valuation and marketing advice. Please contact the office on 01482 446644 to arrange an appointment.

Property Information

ACCOMMODATION

Entrance Hall

Double glazed door to the front elevation, single radiator and wood laminate flooring

Lounge

Double glazed bay window to the front elevation, decorative feature fireplace with tiled hearth, double radiator, under stairs cupboard for storage and housing the electric meter

Dining Kitchen

Fitted high gloss wall base units with laminated work, tile, 1.5 bowl stainless steel sink drainer unit, 4 ring gas hob with extractor cooker hood over, built electric oven, space for fridge freezer, plumbing for washing machine, built-in breakfast bar, single radiator, double glaze window and door to rear elevation

First Floor Landing

Stairs from hallway and loft hatch access

Bedroom 1

Double glazed window to front elevation, built-in wardrobes with shelving and hanging space and housing the combination boiler and double radiator

Bedroom 2

Double glazed window to rear elevation and single radiator

Shower Room

Plumbed shower and shower enclosure is fully tiled, pedestal wash hand basin, WC, extractor fan, single radiator, fully tiled walls, double glazed opaque window to rear elevation and ceramic tiled flooring

Outside

To the front of the property is an enclosed gravelled garden with timber access gate and brick wall to surround. To the rear of the property is an enclosed west facing low maintenance garden with gravelled borders, raised slate bed



The property is a mid-terraced house of brick-built construction with a tiled roof. There are 5 rooms comprising of: Entrance Hall, Lounge, Dining Kitchen, Two Bedrooms and Shower Room. There is electric, water and sewerage connected (not tested) and there is a gas central heating system. There is broadband provision for Ultrafast with the providers KCom & MS3 and there is 'likely' voice and data mobile phone coverage indoor with 2 providers and 'likely' voice and data coverage outdoor with 4 providers. There is only on street parking with the property.



FLOORPLAN



DIRECTIONS

Located in a convenient location close to local shops, amenities, serviced by good local transport services, within easy reach of Hull City Centre, good local schools and access to good road links. Brooklands Road is situated off Spring Bank West and is on the left-hand side as you drive down the road

Energy performance certificate (EPC)

45, Brooklands Road HULL HU5 5AD	Energy rating D	Valid until:	8 March 2028
		Certificate number:	8607-9715-2629-9707-1783

Property type	Mid-terrace house
Total floor area	64 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)