

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*119 Brooklands Road, Hull, East Yorkshire, HU5 5AE*

- 📍 Mid Terraced Home
- 📍 Modern Kitchen
- 📍 Spacious Lounge
- 📍 Council Tax Band = A

- 📍 Two Bedrooms
- 📍 Modern Shower Room
- 📍 Gardens & Garage
- 📍 Freehold / EPC = C

**£115,000**

## INTRODUCTION

Ideal for first-time buyers, this well-presented two-bedroom terraced home offers a comfortable and modern living space. The accommodation includes an entrance hall, lounge, a modern open-plan kitchen/conservatory, two bedrooms, and a modern shower room. Enjoy gardens to the front and rear, plus a garage accessed from the rear tenfoot.

## LOCATION

Brooklands Road is situated off Spring Bank West. The property is therefore well placed for access to the city centre or in a westerly direction through the suburbs, a variety of amenities and schooling are available locally.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With staircase leading up to the first floor.

### LOUNGE

14'1" x 12'10" approx (4.29m x 3.91m approx)

Window to front elevation. Wall mounted electric fire.





## KITCHEN

14'1" x 5'11" approx (4.29m x 1.80m approx)

Having a range of modern fitted units with laminate worktops, sink and drainer with mixer tap, oven and hob with filter hood above. There is plumbing for a washing machine and dishwasher. Open plan through to the conservatory.



## CONSERVATORY

11'5" x 9'7" approx (3.48m x 2.92m approx)  
With French doors leading out to the garden.



## FIRST FLOOR

## LANDING

## BEDROOM 1

11'7" x 11'1" approx (3.53m x 3.38m approx)

With window to the front elevation. Storage cupboard/wardrobe to one corner housing the gas central heating boiler.



## BEDROOM 2

7'6" x 7'3" approx (2.29m x 2.21m approx)

Window to rear.

## SHOWER ROOM

With modern suite comprising a corner shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiled floor and window to rear.





## OUTSIDE

Gardens extend to the front and rear. The rear garden incorporates a patio and lawn with access to the garage.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

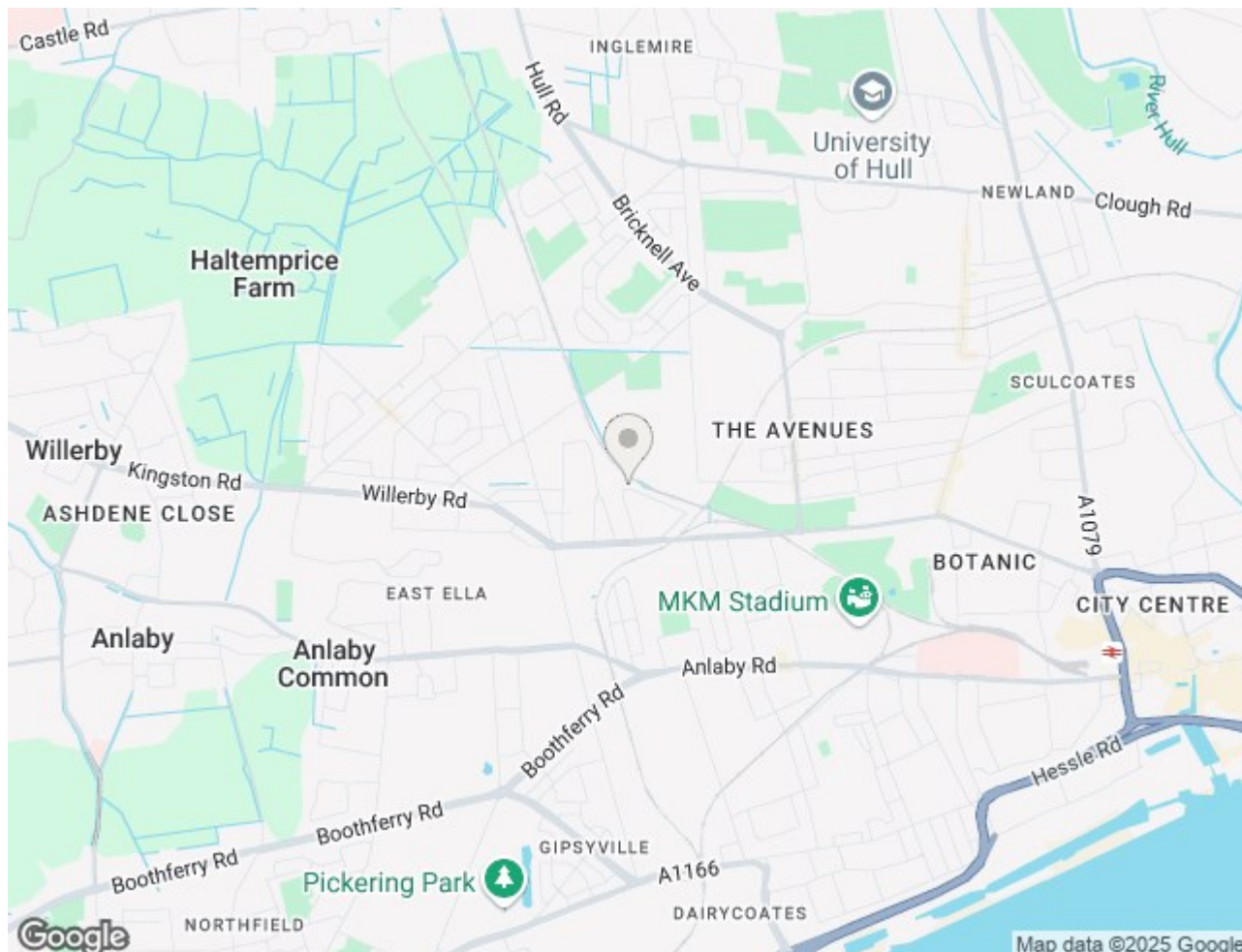
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



## Ground Floor

Approx. 35.5 sq. metres (382.3 sq. feet)




Total area: approx. 60.5 sq. metres (651.1 sq. feet)

**119 Brooklands Road, Hull**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	