

Whitakers

Estate Agents



193 Brooklands Road

, Hull, HU5 5AF

Offers Over £100,000



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The accommodation comprises

Front external

Externally to the front aspect there is a low maintenance garden with decorative planting and a side gate opening to the back of the property.

Ground floor

Entrance hall

UPVC double glazed entrance door, UPVC double glazed window, central heating radiator and laminate flooring. Leading to :

Lounge

12'7" x 14'0" maximum (3.85 x 4.29 maximum)

UPVC double glazed window, central heating radiator, feature fireplace with marbled inset / hearth and decorative wooden surround, fitted storage cupboard and carpeted flooring.

Kitchen

5'11" x 14'0" (1.82 x 4.29)

UPVC double glazed rear door, UPVC double glazed window, central heating radiator, laminate flooring and fitted with floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine and integrated oven with hob and extractor hood above.

First floor

Bedroom one

11'5" x 11'2" (3.48 x 3.41)

UPVC double glazed window, central heating radiator, over stairs storage cupboard and carpeted flooring.

Bedroom two

7'1" x 7'1" (2.18 x 2.16)

With access to the loft hatch, UPVC double glazed window, central heating radiator and carpeted flooring.

Bathroom

UPVC double glazed window, central heating radiator, mostly tiled to splashback areas with tiled flooring and furnished with a three-piece suite comprising corner panel or bath with dual taps and mixer / waterfall shower, pedestal sink with mixer tap and low flush W.C.

Rear external

The rear garden is partly laid to lawn, enjoying decorative planting and patio seating areas. A path leads to a gate in the boundary fencing which opens to a pedestrian ten-foot and the residence also benefits from having wooden storage sheds and an outside tap.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 0007026901930A

Council Tax band - A

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Tel: 01482 657657

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



Road Map



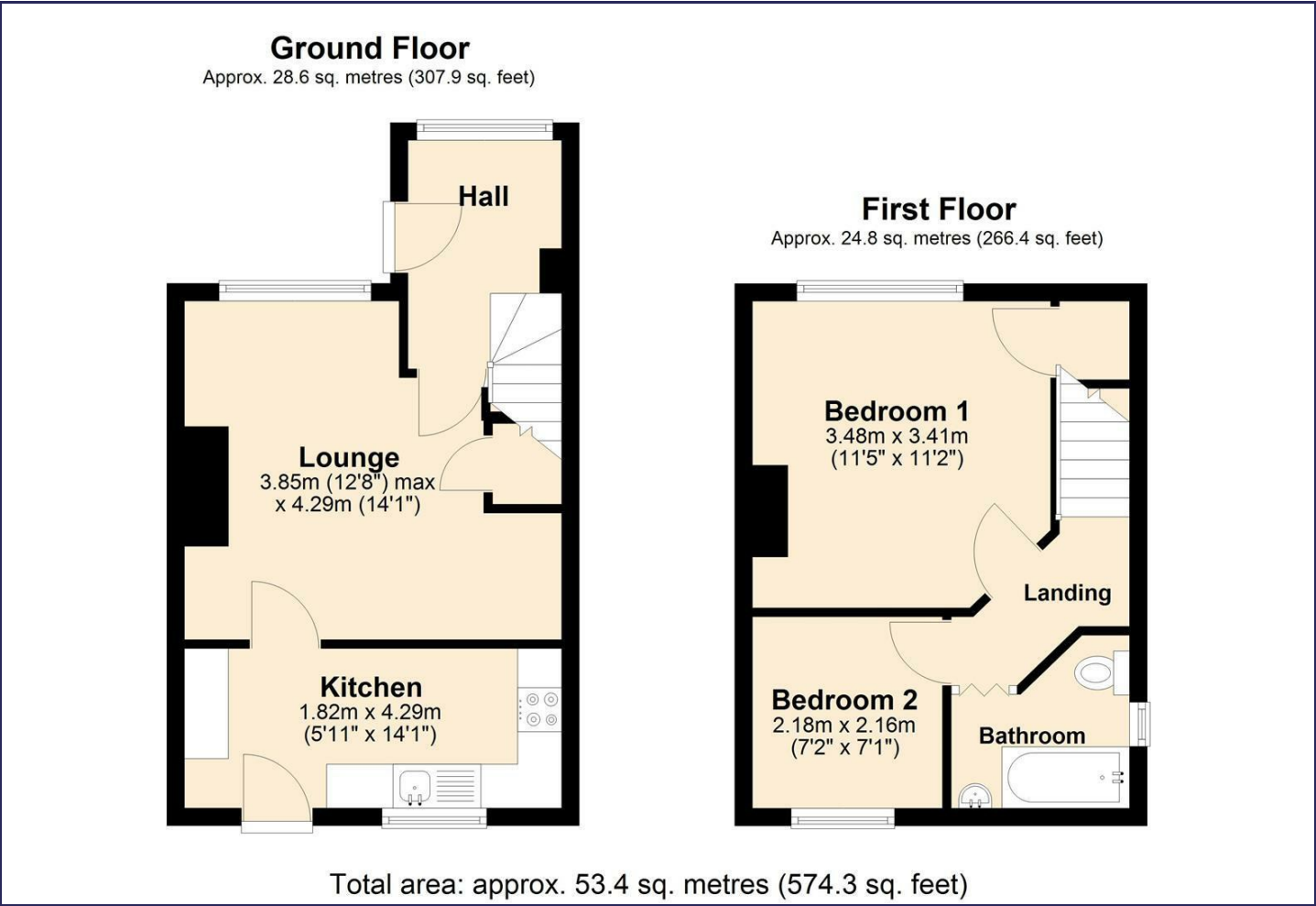
Hybrid Map



Terrain Map



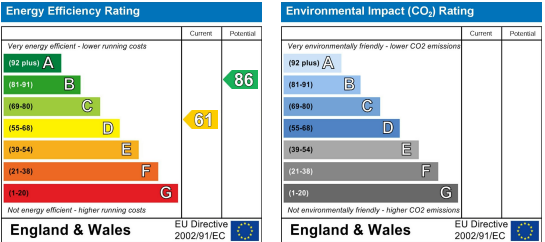
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.