

Whitakers

Estate Agents



40 Brooklands Road

, Hull, HU5 5AD

£124,950



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The accommodation comprises

Front external

Externally there is a gravelled forecourt with brick walling to the perimeter.

Ground floor

Hallway

UPVC double glazed, carpeted flooring, and leading to :

Lounge

14'10" x 12'0" (4.53 x 3.68)

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

Kitchen

9'3" x 15'10" (2.84 x 4.85)

UPVC double glazed window, central heating radiator and housing a combination boiler, laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

First floor

Landing

With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one

15'4" x 15'3" (4.68 x 4.65)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom two

9'8" x 8'11" (2.95 x 2.74)

UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom

UPVC double glazed window, central heating radiator, fully tiled, and furnished with a three-piece suite comprising bath with over head shower, pedestal sink, and low flush W.C.

Rear external

The enclosed rear garden is partly laid to lawn with gravelled borders, decorative planting, and complimented with a patio seating area. A path leads to the detached garage and gate opening to the vehicle accessible ten-foot. The residence also benefits from having an outside tap.

Aerial view of the property

Land boundary

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00070269004003

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 - Basic 14 Mbps / 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

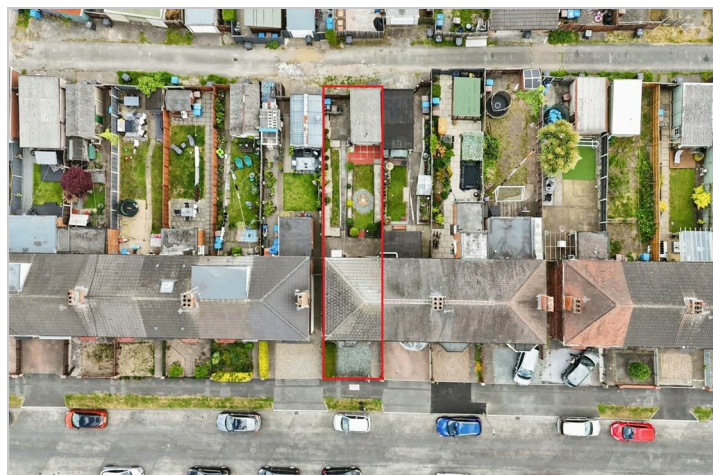
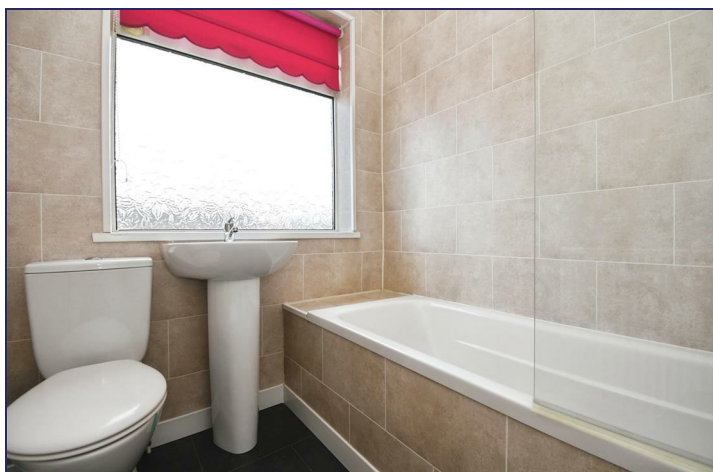
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

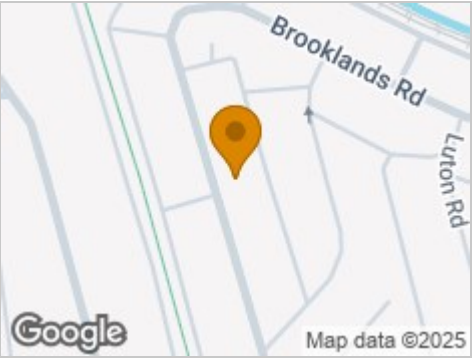
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

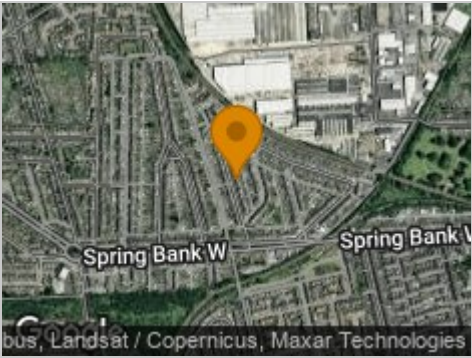
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Road Map



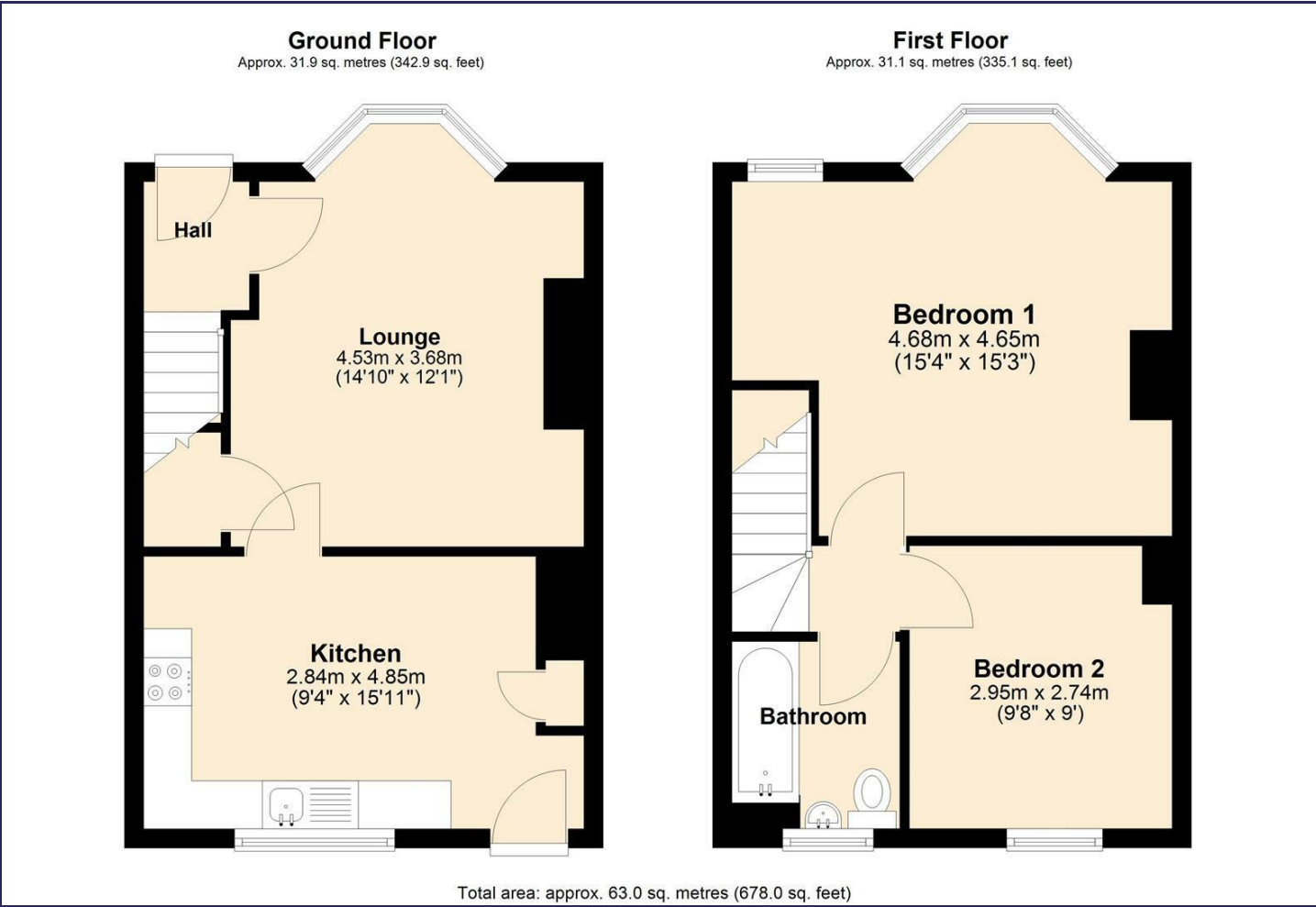
Hybrid Map



Terrain Map



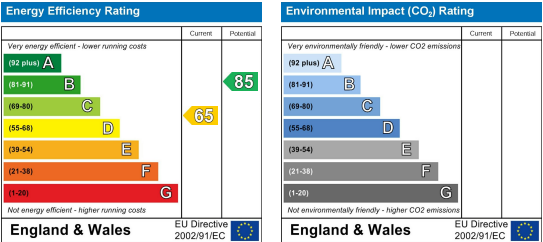
Floor Plan



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.