



SYMONDS + GREENHAM

Estate and Letting Agents



70 Brooklands Road, Hull, Yorkshire HU5 5AE

Offers over £125,000

IDEAL FIRST HOME – IMMACULATELY PRESENTED – MOVE-IN READY – TWO DOUBLE BEDROOMS – BEAUTIFUL SUN-TRAP GARDEN – OFF-STREET PARKING

This stylish mid-terrace home is perfect for first-time buyers looking for a property that's been tastefully decorated and meticulously maintained. Located west of Hull city centre, it offers easy access to well-regarded schools and local amenities. The current owners have enhanced every detail, creating a warm and inviting space featuring a chic living room, a stunning modern kitchen/diner, and two generous double bedrooms. A lovely bathroom, off-street parking at both the front and rear, and a beautifully landscaped garden complete this fantastic home.

DON'T MISS OUT – ARRANGE YOUR VIEWING TODAY!

GROUND FLOOR

PORRCH

with door to...

LIVING ROOM

15'7 max x 12'4 max (4.75m max x 3.76m max)

A bright and inviting space featuring a charming bay window that fills the room with natural light. The cozy log burner creates a warm and welcoming atmosphere, while the French doors provide a seamless flow to the next room. Additional highlights include a convenient under-stairs storage cupboard and staircase leading to the first floor.

KITCHEN/DINER

14'9 max x 9'3 max (4.50m max x 2.82m max)

A beautifully designed space featuring a range of stylish eye-level and base units with complementing work surfaces. Equipped with a sleek electric oven, gas hobs with an overhead extractor fan, and an integrated fridge freezer for a seamless look. Practical touches include plumbing for a washing machine and a stainless steel sink with a drainer unit. The dining area offers plenty of room for entertaining, with a door leading directly to the rear garden for effortless indoor-outdoor living.

FIRST FLOOR

MASTER BEDROOM

12'10 max x 13'5 max (3.91m max x 4.09m max)

with integrated wardrobes

BEDROOM 2

9'5 max x 9'7 max (2.87m max x 2.92m max)

BATHROOM

5'6 max x 7'1 max (1.68m max x 2.16m max)

A modern and well-appointed space, featuring a low-level WC, a sleek pedestal hand basin, and a panelled bath with an overhead shower attachment. Fully tiled from floor to ceiling, creating a stylish and easy-to-maintain finish.

OUTSIDE

The front of the property features a low-maintenance gravel driveway with a dropped kerb, offering convenient off-street parking for two vehicles.

To the rear, the garden is designed for both relaxation and entertaining, with artificial turf for year-round greenery and a stunning decked patio—ideal for BBQs and summer gatherings. Enclosed by timber fencing for privacy, it also benefits from wooden gates leading to a second gravelled driveway, providing even more off-street parking.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX BAND

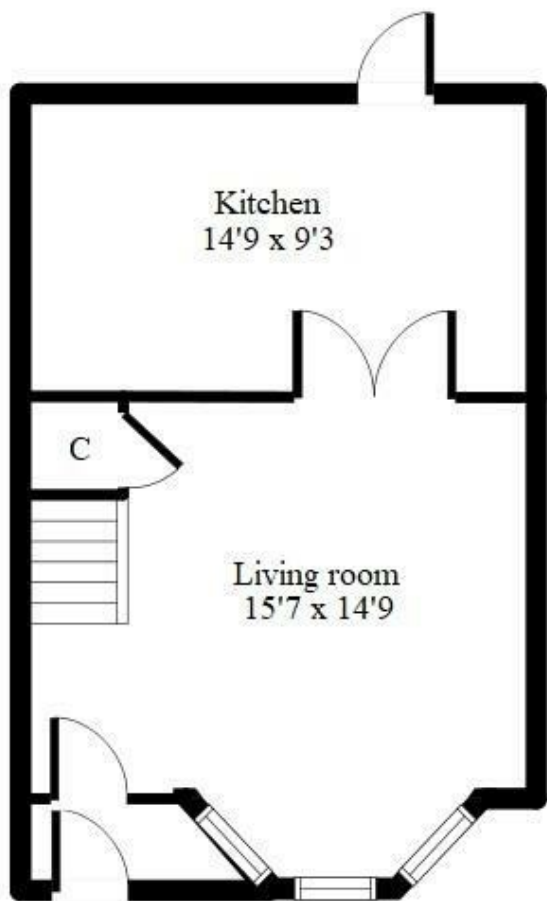
Symonds + Greenham have been informed that this property is in Council Tax Band A

VIEWINGS

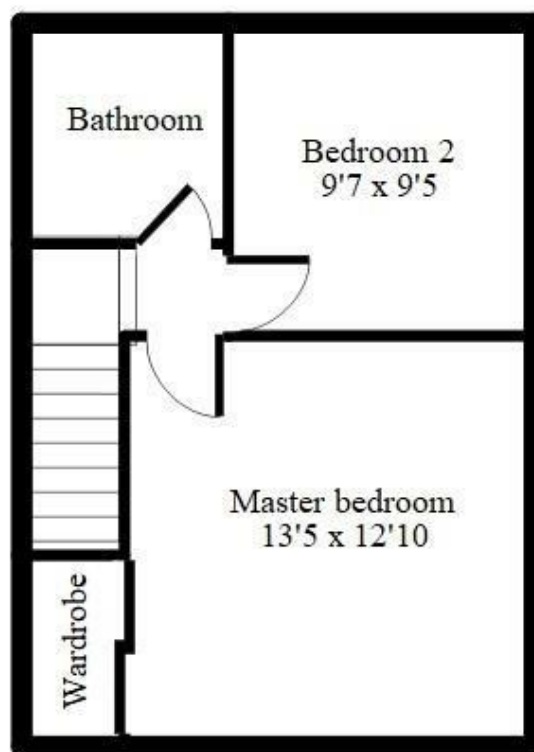
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



Ground floor



First floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	63
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	59
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

