

Whitakers

Estate Agents



62 Brockwell Park, Hull, HU7 3FH

Asking Price £229,950

This impressive four bed detached home has been vastly improved to offer 'MOVE IN CONDITION' accommodation throughout and is being sold with NO ONWARD CHAIN!

With gardens to front & rear, ample off road parking, en-suite to the master bedroom, cloakroom/wc and utility,, and 2nd reception/study impressive kitchen/dining room and four spacious bedrooms, the property would make an outstanding family home!

Situated on the desirable, sought after Kingswood development with amenities in abundance including restaurants, retail park, medical centre, leisure and well regarded local schools.

Also benefitting from gas central heating and UPVC glazing throughout, early viewing is highly recommended!

Entrance hall



Double glazed entrance door, gas central heating radiator and tiled flooring. Staircase to the 1st floor.

Lounge 15'10" x 11'0" (4.84 x 3.36)



Upvc double glazed window, gas central heating radiator and a feature fireplace. Double doors flow through to:

Dining kitchen 18'5" x 10'2" (5.62 x 3.12)



Upvc double glazed window and double doors leading to the garden, gas central heating radiator, fitted with a range of modern style units including base, wall and drawer units with fitted worktops and a breakfast bar, enamel single drainer sink unit, split level oven and hob with a cooker hood over, extractor fan, down lighters and tiled flooring.

Study 15'6" x 8'9" (4.74 x 2.68)



Upvc double glazed window, gas central heating radiator and an under stairs storage cupboard.

Utility Room



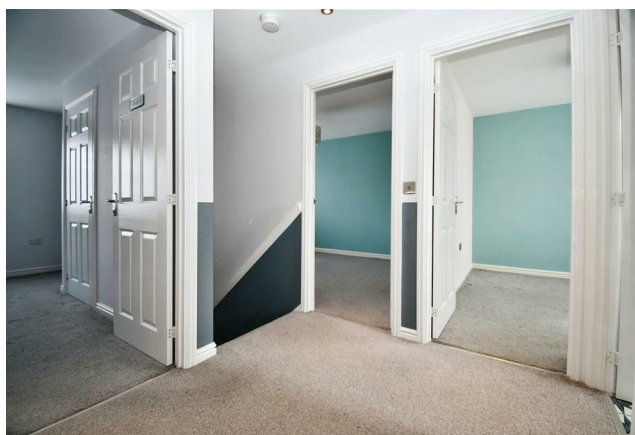
Double glazed entrance door, fitted worktops, plumbing for an automatic washing machine, enclosed gas central heating boiler, tiled flooring and down lighters.

Cloakroom WC



Upvc double glazed window, gas central heating radiator, low flush WC, wash basin, down lighters and tiled flooring.

Landing



Access to the loft space and a storage cupboard.

Master Bedroom 13'3" x 11'0" (4.06 x 3.36)



Upvc double glazed window, gas central heating radiator, over stairs storage cupboard and a triple wardrobe.

En suite shower room



Upvc double glazed window, towel rail gas central heating radiator, fully tiled and fitted with a three piece suite comprising shower cubicle, vanity wash basin and a low flush WC, tiled flooring, extractor fan and down lighters.

Bedroom 2 12'2" x 9'3" (3.73 x 2.83)



Upvc double glazed window, gas central heating radiator and a triple wardrobe.

Bedroom 3 9'8" x 9'4" (2.95 x 2.85)



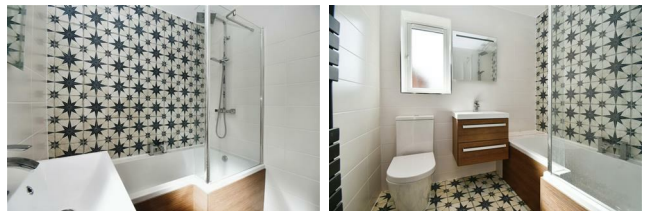
Upvc double glazed window, gas central heating radiator and a triple wardrobe.

Bedroom 4 9'8" x 7'1" (2.95 x 2.17)



Upvc double glazed window and a gas central heating radiator.

Family bathroom



Upvc double glazed window, towel rail gas central heating radiator, fully tiled and fitted with a three piece suite comprising panelled bath with a mixer shower over which has a hand held and rainfall shower heads, and a shower screen, vanity wash basin and a low flush WC, tiled flooring, extractor fan and down lighters.

Gardens



To the front of the property there is a block paved garden with a planted gravelled border which provides ample off street parking. A side pathway leads to the rear garden which is lawned with a patio area and fencing to the surround.

Council tax

The property is in the Hull City council area and is categorised as Band D <https://www.hull.gov.uk/>

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.

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.

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.

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.

Material Information:

Construction - Brick and tile

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal - EE, Vodaphone, Three and O2

Broadband - Ultrafast 1000 Mbps

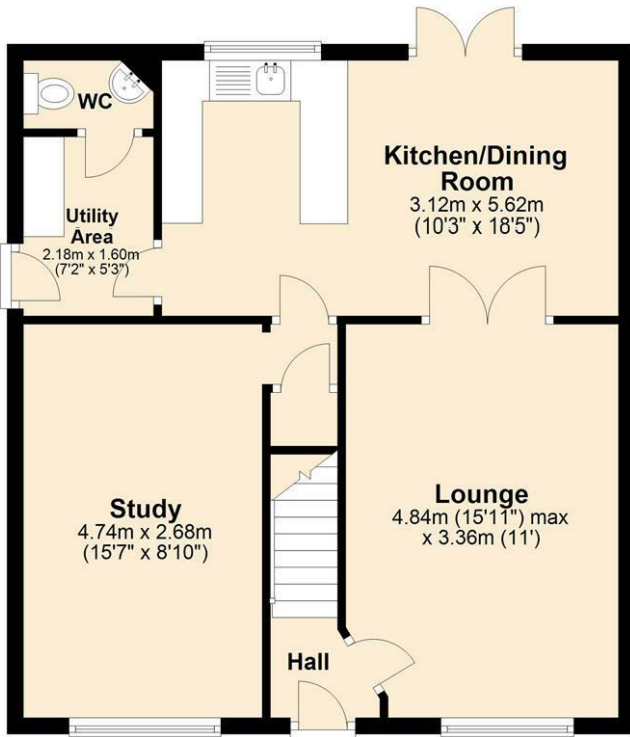
Coastal Erosion - Not applicable

Coalfield or Mining Area - Not applicable

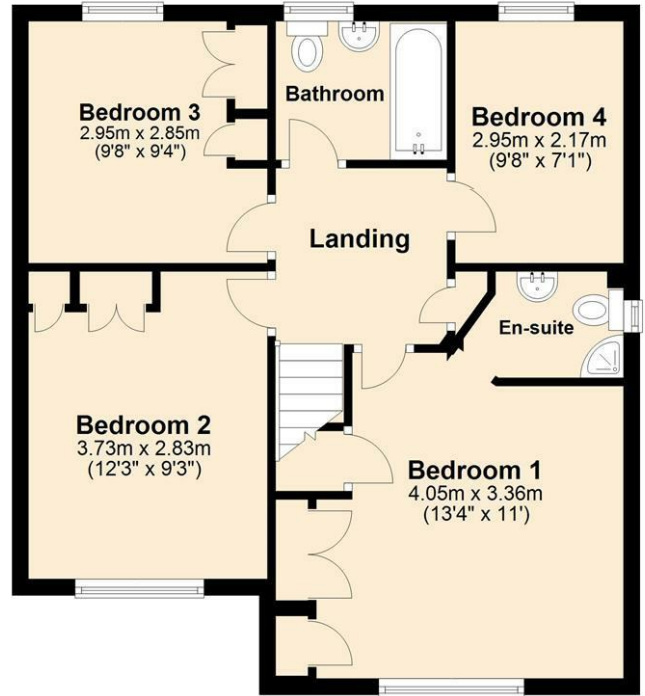
Planning - There has been planning applications in the vicinity, none relevant to this actual property

Floor Plan

Ground Floor

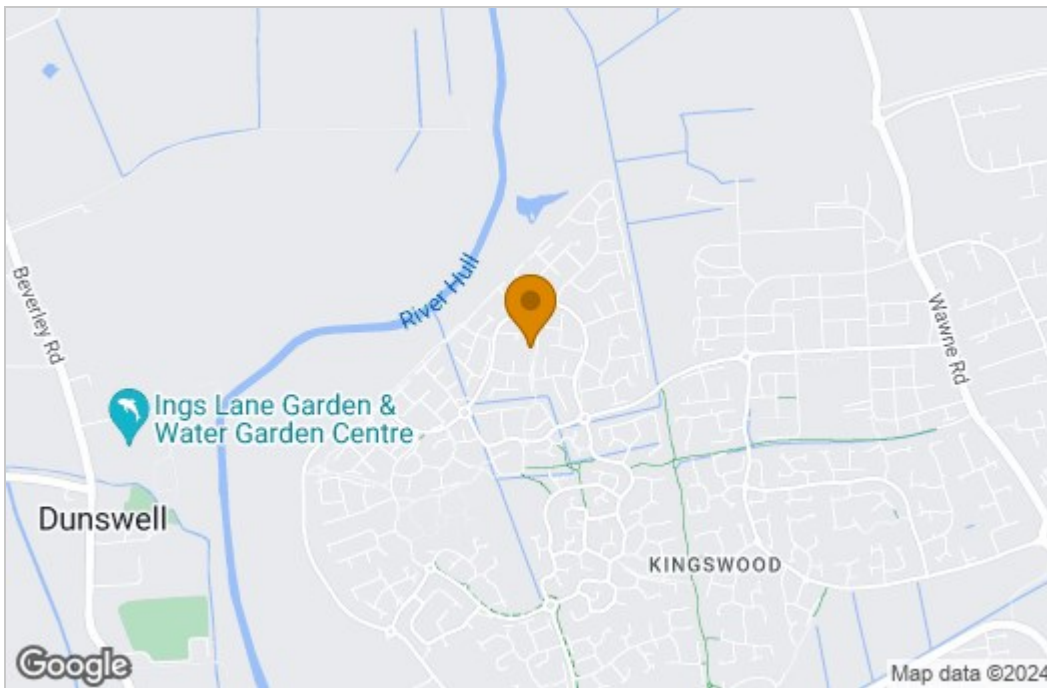


First Floor

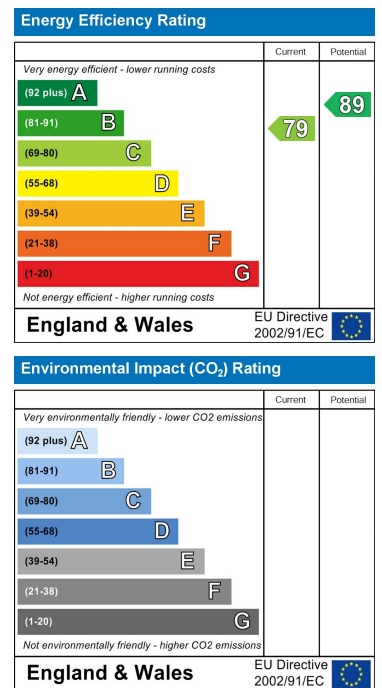


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.