

# Whitakers

Estate Agents



## 18 Brooklands, Hull, HU7 4WA

**Offers Around £435,000**

\*\*\*\*SIMPLY STUNNING\*\*\*\*A rare opportunity has arisen to purchase this amazing 6 bedroom detached home which really does need to be viewed to be fully appreciated!

Being probably the finest example of this style property that this agent has seen, this outstanding family home is arranged over three floors and offers incredibly spacious and flexible accommodation in true "show-home" condition!

Having been much improved and extended by the current owner to the highest specification and well situated at the foot of a cul-de-sac on the exclusive Brooklands development, well located for shops and amenities as well as well regarded primary and secondary schools, the property briefly comprises; Entrance Hall, Downstairs Cloakroom, Lounge, Dining Room, Fully equipped Cinema Room, Utility Room and amazing Kitchen/Family room with twin bi-folding doors to the ground floor, 4 double bedrooms, the master featuring luxurious en-suite bathroom together with family bathroom whilst to the second floor there are a further two double bedrooms.

Also benefitting from a well equipped garden room/bar, rear garden and off road parking to the frontage for multiple vehicles together with UPVC glazing and Gas Central Heating throughout, internal inspection is essential to fully appreciate the standard and scale of accommodation available!

## The Accommodation Comprises

### Entrance Hall



Composite front door into entrance hallway with side window, built in storage cupboard, central heating and Amtico flooring throughout. Stairs rising to first floor landing with under store cupboard and door into....

### Downstairs cloakroom



Modern tiled downstairs cloakroom with concealed cistern wc, vanity sink unit, heated towel rail, fully tiled walls and flooring and ceiling spot-lights.

### Lounge 17' x 15'9 (5.18m x 4.80m)



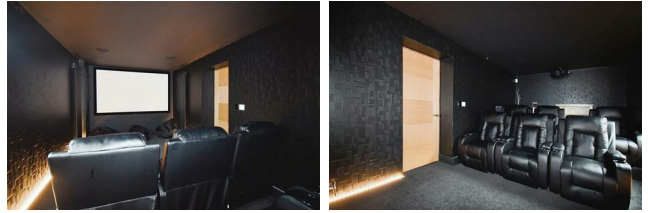
Spacious family lounge with UPVC front bay window, column radiator and luxuriously carpeted flooring.

### Dining Room 13'9 x 15'11 (4.19m x 4.85m)



Dining Room with three tower radiators, Amtico flooring and door into....

### Cinema Room 19' x 9'6 (5.79m x 2.90m)



Fully equipped cinema room with fixed seating, overhead projector and fitted sound system. Tower radiators, low level lighting and UPVC access door to side of property.

### Utility Room 9'10 x 5'7 (3.00m x 1.70m)



Sliding door from dining room into Utility Room fitted with a range of wall and base units, contrasting work surfaces and splash backs. Integrated full height freezer, under counter drier and Amtico flooring, opens through into....

### Utility Area 6'3 x 6' (1.91m x 1.83m)



With fitted base units, contrasting work surfaces and splashbacks. Sink with mixer taps over, plumbing for automatic washing machine, Amtico flooring, central heating radiator and UPVC door and window to side.

Living/Kitchen/Dining Room 11'6 x 29'10 (3.51m x 9.09m)



Stunning rear extension with 4 ceiling windows offering luxurious fitted kitchen and further family seating area.

The Kitchen features an array of quality fitted wall, base and tower units with contrasting Silestone work surfaces and splashbacks. 5 ring gas hob with extractor over, two mid level integrated fan ovens with warming tray and separate integrated microwave together with integrated larder style fridge. The breakfast island offers seating for numerous people and also features Silestone work surface. sink and mixer taps, under counter storage and integrated dish washer with Amtico flooring and bi-folding doors to rear garden.

The spacious family area offers ample space for seating with carpeted flooring and twin tower radiators together with a second set of bi-folding doors into the rear garden.

#### First Floor Landing



Angled staircase from entrance hall with glazed panels leads to the spacious first floor landing with carpeted flooring, doors to first floor rooms and stairs to second floor.

Master Bedroom 11'3 x 14'3 (3.43m x 4.34m)



The carpeted master bedroom features UPVC window to front aspect with internal shutters and central heating radiator whilst sliding door leads to.....

En-suite Bathroom 8'8 max x 9'9 (2.64m max x 2.97m)



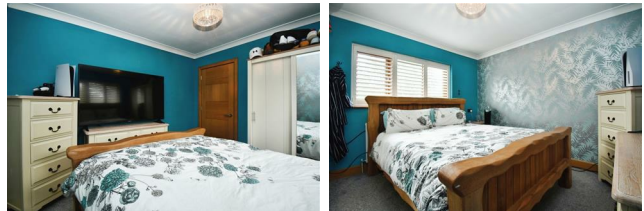
Luxurious 4 piece en-suite bathroom comprising Jacuzzi bath, concealed cistern wc and vanity sink unit together with glazed walk-in double shower cubicle with mains shower. Heated towel rail, under floor heating, fully tiled walls and flooring, ceiling spot lights and UPVC glazed window to side aspect.

Bedroom Two 9'7 x 14'6 (2.92m x 4.42m)



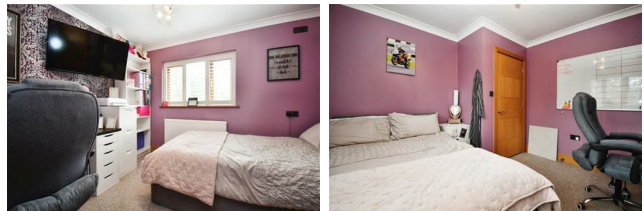
This spacious double bedroom is currently used as a dressing room and features carpeted flooring, central heating radiator and UPVC bow window and second window both with internal shutters to front aspect.

Bedroom Three 10'11 x 11'3 (3.33m x 3.43m )



Double bedroom with UPVC window to rear aspect with internal shutters, carpeted flooring and central heating radiator.

Bedroom Four 10'9 x 10'10 max (3.28m x 3.30m max)



Double bedroom with UPVC window with internal shutters to rear aspect, carpeted flooring and central heating radiator.

### Bathroom 6'7 x 9'10 (2.01m x 3.00m)



Modern 4 piece family bathroom comprising jacuzzi bath with mixer taps, glazed shower cubicle with dual head mains shower, concealed cistern wc and vanity sink unit. Fully tiled walls and flooring, under floor heating, heated chrome towel rail, ceiling spot lights and UPVC window to rear aspect.

### Second Floor Landing

Carpeted stairs from first floor landing to second floor landing with carpeted flooring and built in cupboards.

### Bedroom Five 11'9 x 14'11 (3.58m x 4.55m)



With fitted sliding wardrobes, central heating radiator, carpeted flooring, eaves storage and UPVC window to side aspect.

### Bedroom Six 11'10 x 14'5 max (3.61m x 4.39m max)



With fitted sliding wardrobes, central heating radiator, carpeted flooring, eaves storage and UPVC window to side aspect.

### Garden Room/Bar 19'11 x 10'2 (6.07m x 3.10m)



Spacious and versatile garden room with UPVC French doors. The front offers space for seating and a wall mounted screen whilst to the rear is a bar with fitted wall and base units, work surfaces and under counter drinks fridges.

### Outside



The front of the property is block paved providing parking for multiple vehicles whilst the roller door provides a useful storage area. Gate access to the side of the property leads to the rear garden with artificial lawn and paved patio seating area together with covered hot tub area.

### Tenure

The property is Freehold

### Council Tax

Council Tax band E

Kingston upon Hull City Council

### EPC

EPC rating D

### 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 sales 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.

### Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 8 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

P l a n n i n g -

<https://www.hullcc.gov.uk/padcbc/publicaccess-live/applicationDetails.do?>

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**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.

# Floor Plan

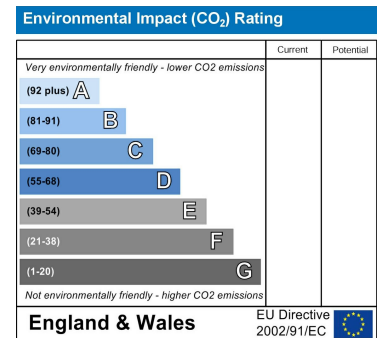
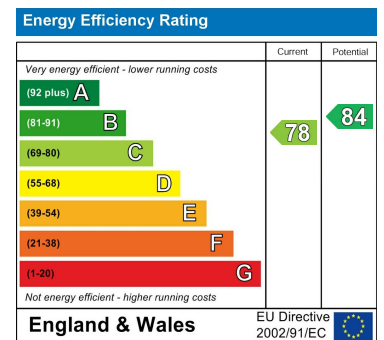


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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