









# Welcome to

# **Brooklands Road, Hull**

Mid Terrace Home On Brooklands Road with - Entrance Hall, Lounge, Kitchen/Diner, 3 Bedrooms, Family Bathroom, Shower Room & Gardens! Call us now and book your viewing!













#### **Entrance Hall**

With door to the front and double glazed window to the side.

## Lounge

14' 10" into recess x 12' 7" ( 4.52m into recess x 3.84m ) With double glazed window to the front, feature fireplace, understairs cupboard, coving to the ceiling and stairs to the First Floor.

## Kitchen/ Diner

18' x 14' (5.49m x 4.27m)

Fitted kitchen with a range of wall and base units, work surfaces, gas hob, electric oven, cooker-hood, sink and drainer unit, central island, plumbing for a dishwasher, central heating boiler, spot light points, wall light points, coving to the ceiling, double glazed window to the rear and double glazed door to the rear.

#### First Floor

## Landing

With skylight window and loft access.

#### **Bedroom 1**

11' 5" x 14' 2" ( 3.48m x 4.32m ) With double glazed window to the front.

#### **Bedroom 2**

11' 2"  $\times$  6' 8" ( 3.40m  $\times$  2.03m ) With double glazed window to the rear.

#### **Bedroom 3**

11' 2" x 6' 5" ( 3.40m x 1.96m ) With double glazed to the rear.

## **Shower Room**

With shower cubicle and extractor fan.

#### **Bathroom**

Bathroom with bath, wash hand basin, low level wc, extractor fan and skylight window.

#### Outside

#### **Front Garden**

With wall, wrought iron gate and shrubs/bushes.

#### **Rear Garden**

With paved patio area, lawned area, path, borders, shed and fenced surround.





# Welcome to

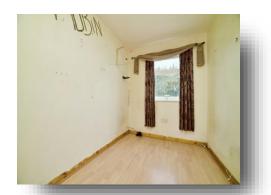
# **Brooklands Road, Hull**

- 3 Bedroom Mid Terrace Home
- Family Bathroom & Shower Room
- Kitchen/Diner
- Extremely Popular Residential Location

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Tenure: Freehold EPC Rating: F

# £115,000





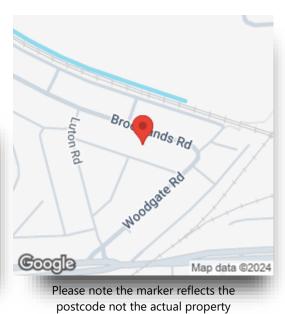
Directions to this property:

01482 653111.

See below map for property location, for further information on

the local area please contact the Residential Sales Team on





view this property online williamhbrown.co.uk/Property/WBY110304



Property Ref: WBY110304 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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