



Brooklands Road, Hull HU5 5AG

Welcome to

Brooklands Road, Hull

Lovely Home on Brooklands Road with - Entrance Hall, Lounge, Fitted Kitchen, Conservatory, 2 Bedrooms, Family Bathroom, Gardens & Off Street Parking! Book your viewing today!



Entrance Hall

With double glazed door to the front and radiator.

Lounge

12' 7" max x 14' 1" max (3.84m max x 4.29m max)

With double glazed window to the front, radiator, storage cupboard and coving to the ceiling.

Kitchen

14' x 5' 8" (4.27m x 1.73m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, plumbing for an automatic washing machine, radiator, coving to the ceiling, double glazed window to the rear and double glazed door leading to the Conservatory.

Conservatory

10' 9" x 8' 8" (3.28m x 2.64m)

With double glazed windows to the side and rear, double glazed roof, electric fire and double glazed door leading to the Rear Garden.

First Floor

Landing

With coving to the ceiling.

Bedroom 1

11' 5" max x 11' 2" into recess (3.48m max x 3.40m into recess)

With double glazed window to the front, radiator, coving to the ceiling and storage cupboard housing central heating boiler.

Bedroom 2

7' 1" x 7' 1" (2.16m x 2.16m)

With double glazed window to the rear, radiator, coving to the ceiling and loft access.

Bathroom

Bathroom with bath with shower over, low level wc, wash hand basin, radiator and double glazed window to the side.

Outside

Front Garden

With wall and gravelled driveway providing off street parking.

Rear Garden

With lawned area, gravelled area, path, fencing, gate to tenfoot and shed.



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Welcome to

Brooklands Road, Hull

- 2 Bedroom Home On Brooklands Road
- Ideal For First Time Buyers & Investors
- Conservatory
- Off Street Parking
- Extremely Sought After Residential Location

Tenure: Freehold EPC Rating: C

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY110961 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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