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Estate Agents
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251 Brooklands Road, Hull, East Yorkshire, HU5 5AG

- Well Presented Two Bedroom Mid Terrace House
- Off Road Front Parking and Rear Garage
- Tasteful Decoration
- Modern Kitchen and Shower Room
- Entrance - Lounge - Kitchen - Conservatory
- Highly Recommended For Viewing
- Conservatory Addition to the Rear
- Plantation Shutters to Some Rooms
- Gas Central Heating System and Double Glazing
- Two Bedrooms - Shower Room - Parking - Garage - Rear Garden Area

Offers In The Region Of £135,000



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251 Brooklands Road, Hull, East Yorkshire, HU5 5AG

Two bedroom mid terrace house, highly recommended for an early viewing to fully appreciate this super home. Located off Spring Bank West the property is well placed for local amenities and within a short commute of the city centre. The well presented accommodation comprises:- Entrance with access to lounge, kitchen with access to conservatory, two first floor bedrooms and shower room. Off road parking to the front and garage at the rear via ten foot access. Rear garden area. Gas fired central heating system and double glazing. Viewing via Leonards.

Location

Located off Woodgate Road and Spring Bank West the property is within a short commute of local facilities. The city centre is within a short commute, which contains a wide range of shopping, main line train station and bus station.

Entrance

Main front entrance door provides access into the property. Window to the side elevation. Wooden effect flooring. Open plan access into:

Lounge

14'2" x 12'9" (4.320m x 3.898m)

Window to the front elevation with shutter. Radiator. Wooden effect flooring. Stairs lead off to the first floor accommodation. Access into:

Kitchen

14'1" x 6'0" (4.310m x 1.832m)

Fitted with a modern range of base and wall units. Contrasting work surfaces over incorporate the single drainer sink unit and have tiled splashbacks. Appliances of Electric oven with gas hob and hood over. Space for fridge/freezer, washing machine and dishwasher. Tiled effect flooring. Window to the rear elevation and access door into the conservatory.

Conservatory

12'0" x 9'11" (3.682m x 3.040m)

Overlooking the rear garden with door to the rear. Wooden effect flooring. Radiator.

First Floor

Access to rooms off.

Bedroom One

11'1" x 11'7" to back of wardrobes (3.396m x 3.533m to back of wardrobes)

Window to the front elevation with shutters. Range of wardrobes. Radiator.

Bedroom Two

6'11" to wardrobes x 7'3" (2.110m to wardrobes x 2.214m)

Window to the rear elevation with shutters. Wardrobe which also contains the Ideal gas fired central heating boiler. Wooden effect flooring. Radiator.

Shower Room

4'10" x 4'10" (1.483m x 1.475m)

Suite of shower cubicle with mains shower, wash hand basin and WC. Window to the rear elevation. Tiling to the walls. Inset ceiling lights and extractor fan. Towel rail radiator.

Outside

The property has a low maintenance front area with provision for off road parking with drop kerb in place. The enclosed rear garden has decked, stoned and paved areas.

Garage

13'11" x 19'3" (4.251m x 5.870m)

A generous size garage with up and over door, light, power and rear personal access door. Access to the garage is from the rear ten foot.

Energy Performance Certificate

The current energy rating on the property is D (74).



Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes. Local Authority Reference Number 00070269025103. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive.

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Freehold.

Viewings

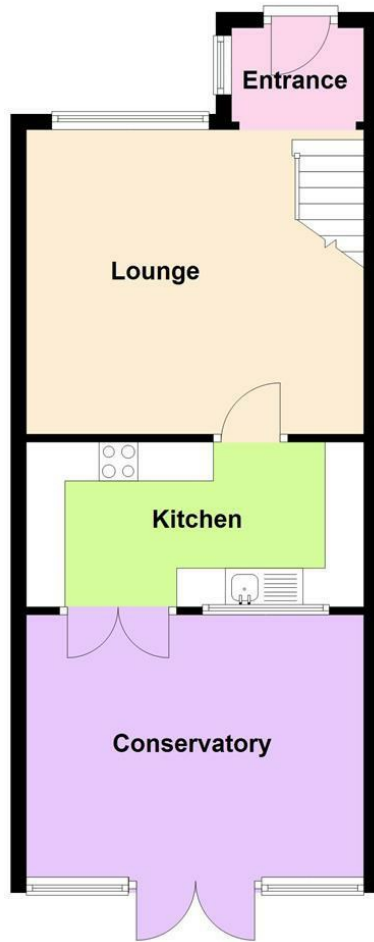
Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



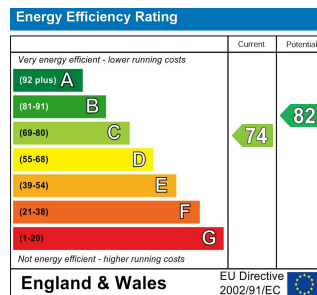
Ground Floor



First Floor



251 Brooklands Road, Hull



Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.