

# Whitakers

Estate Agents



## 229 Brooklands Road, Hull, HU5 5AG

**£115,000**

\*\* NO ONWARD CHAIN \*\*

This mid-terrace property is established on a popular residential location off the ever popular Spring Bank West which is renowned for its highly accessible transportation connections and local amenities.

Briefly comprising entrance porch, spacious lounge and large fitted kitchen to the ground level. The first floor constitutes a master bedroom, shower room, bathroom furnished with a three-piece suite and two further bedrooms.

Externally there is a partly gravelled garden with stocked borders and brick walling to the surround. The rear garden is partly laid to lawn with patio seating areas and perimeter fencing.

Taken together, the property would make an ideal investment for those seeking a project which required a degree of modernisation in order to add value to and then sell on, or introduce to the rental market.

## The Accommodation Comprises



### Porch

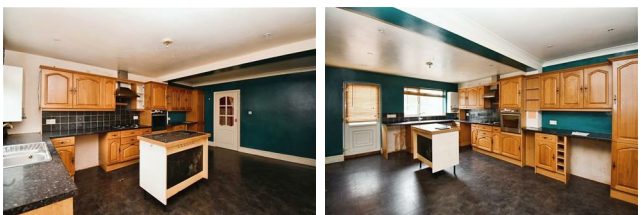
Composite entrance door, side window and laminate flooring. Opening to:

Lounge 12'9 x 14'1 (3.89m x 4.29m)



UPVC double glazed window, central heating radiator, feature fireplace with tiled hearth and wooden surround, understairs storage cupboard and carpeted flooring.

Kitchen 18' x 14'1 (5.49m x 4.29m)



UPVC double glazed door, UPVC double glazed window, tiled flooring and fitted with a range of floor and eye level units, breakfast island, worktop with splashback tiles above, sink with mixer tap, integrated oven with hob and hood above and plumbed for an automatic dish-washer.

### Landing

With access to the loft hatch, roof window and carpeted flooring. Leading to:

Bedroom One 11'8 x 14'1 (3.56m x 4.29m)



UPVC double glazed window, built-in storage cupboard and carpeted flooring.

Bedroom Two 11'3 x 7'1 (3.43m x 2.16m)



UPVC double glazed window and laminate flooring.

Bedroom Three 11'3 x 7'1 max (3.43m x 2.16m max)



UPVC double glazed window and laminate flooring.

### Bathroom



Partly tiled with lino flooring and furnished with a three-piece suite comprising panelled bath with dual taps, pedestal sink with dual taps and low flush W.C.

### Shower Room

Partly tiled with tile effect lino flooring and fitted with a walk-in enclosure with electric shower.

## External



Externally there is a partly gravelled garden with stocked borders and brick walling to the surround. The rear garden is partly laid to lawn with patio seating areas and perimeter fencing.

## Tenure

The property is held under Freehold tenureship

## Council Tax Band

Local Authority - Kingston-upon-hull (city And County Of)

Local authority reference number - 00070269022904

Council Tax band - A

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 14 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

## 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 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.

## Free Market Appraisals / Valuations

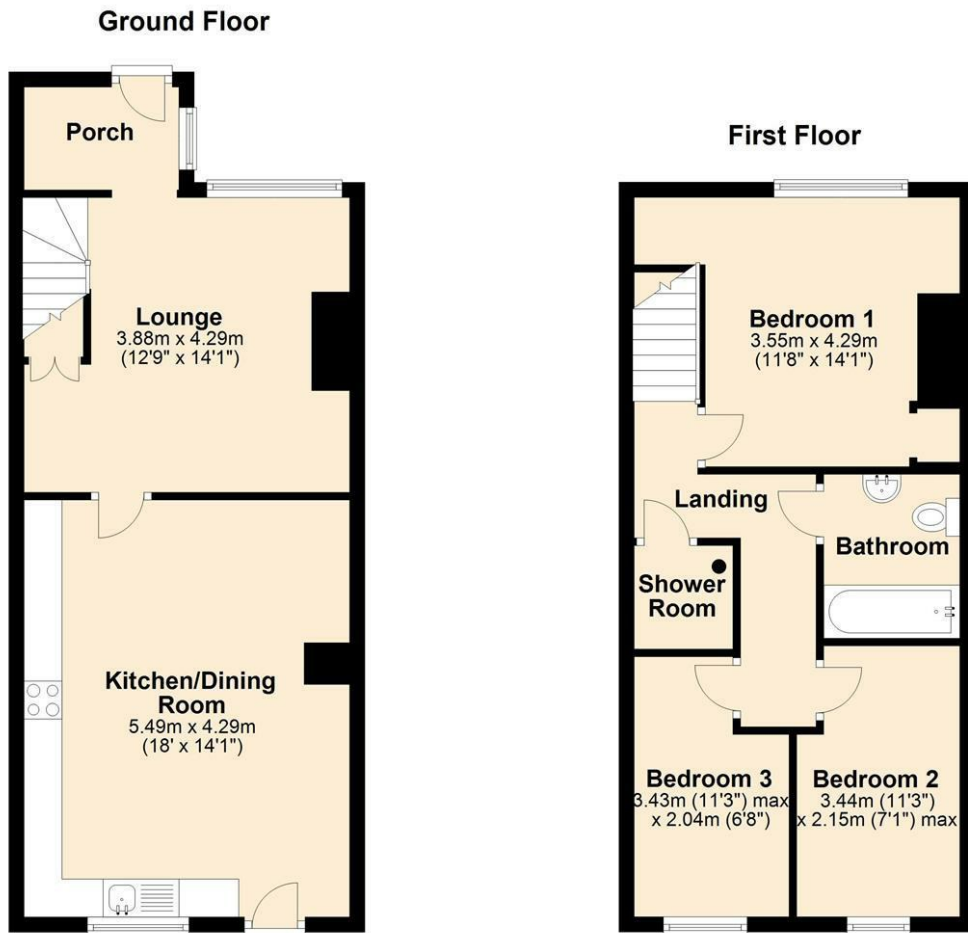
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you

need advice on any aspect of buying or selling please do not hesitate to ask.

## Whitakers Estate Agent Declaration

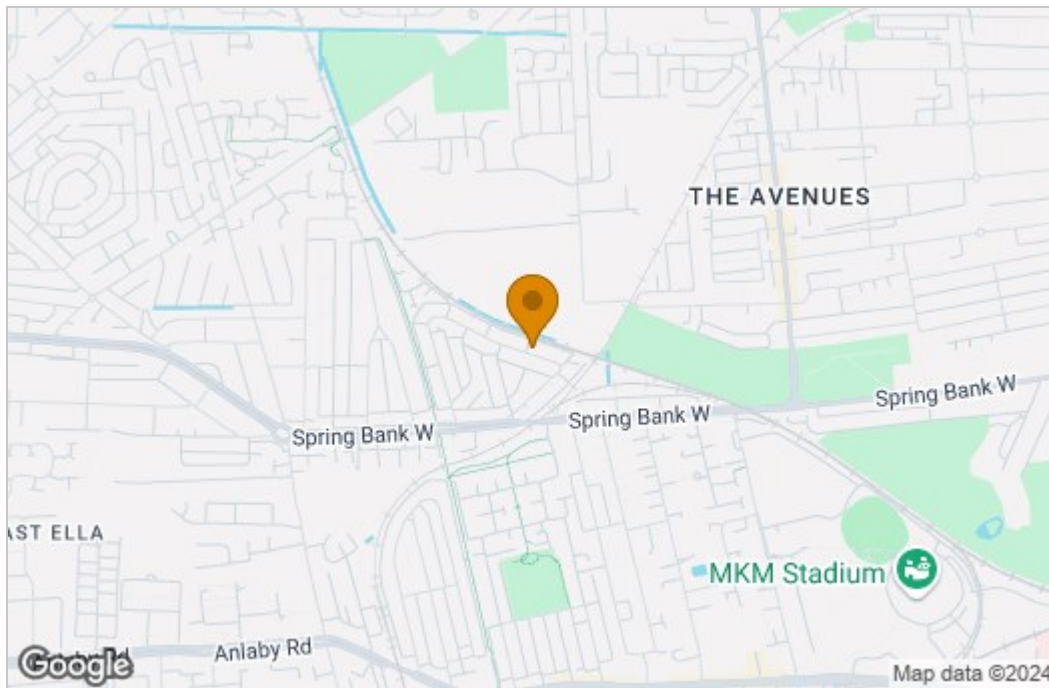
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

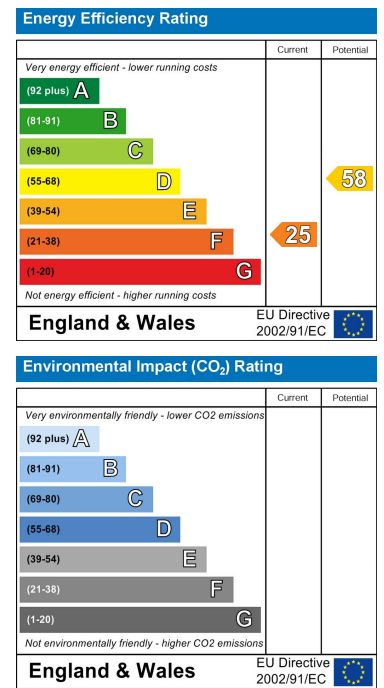


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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.