



Brooklands Road, Hull, HU5 5AG

A superb gem of a property. It is rare that a property is offered to the market in such good condition. A truly impressive property with so much to offer. The internal accommodation flows beautifully from room to room with an appealing stylish finish. Only those who arrange to view this property will appreciate how much there is to offer both internally and externally.

The accommodation is arranged to 2 floors and briefly comprises of an impressive bright and spacious open plan lounge, a well equipped kitchen with an attractive range of units, leading from the kitchen is a superb conservatory, light and spacious with lovely views and access to the rear garden and patio/seating area - perfect for leisure, relaxation!

To the 1st floor there are 2 aesthetically pleasing bedrooms, the main bedroom has a full range of modern wardrobes thus creating ample hanging and storage space and also accessed from the main landing is a shower room. Outside to the rear the garden serves to enhance the overall presentation throughout with a lovely display of mature plants, flowers, and shrubs and a spacious patio/seating area.

To the rear boundary is a double garage with a service door from the main garden area.

Additionally, there is a gas central heating system and double glazing throughout.

Offered with vacant possession on completion and with no chain involved.

Key Features

A SUPERB GEM OF A PROPERTY.

BRIGHT AND SPACIOUS
THROUGHOUT

WELL PRESENTED HOME

MOVE INTO READY

2 BEDROOMS, 1 WITH FITTED
WARDROBES

OFFERED WITH VACANT POSSESSION

NO CHAIN INVOLVED

MUST BE VIEWED

Location

The area is highly sought after and considered to be an appealing place to live as the property is surrounded with all amenities much needed for day to day living. Local shopping centres are ideal for a convenient shop however, for a more extensive shopping experience the Hull city centre and the neighbouring retail parks are just a short commute from the property. Other amenities include, a health centre/surgery, the Haltemprice leisure centre with a gym, pool and library is just a short commute from the property. The MKM Stadium and ever popular West Park is just minutes away.

Regular public transport links provides easy access to the city centre and surrounding West Hull villages.

For those wishing to socialise with friends and family there are many well visited family restaurants nearby.

Property Description

Ground Floor

Entrance - Double glazed and etched front entrance door leads through to an entrance vestibule which is open plan to the lounge.

Lounge - 12' 10" x 11' 2" (3.92m x 3.41m) Extremes to extremes.

Double glazed window with aspect over front garden area.

A further double glazed window within the entrance vestibule also looking out to the front garden area.

Turned staircase off to first floor.

Under stairs storage/meter cupboard.

Radiator.

Laminate flooring.

Kitchen - 14' 2" x 5' 11" (4.33m x 1.82m) Extremes to extremes.

Double glazed window with aspect through to the conservatory and garden beyond.

Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.

Fine granite effect roll edge laminate work surface housing a single drainer sink unit with a barrel tap swan neck mixer tap over and a tiled splash back surround.

Matching glazed display cabinets.

A further fine granite effect roll edged laminate work surface houses a hob, built in oven beneath and stainless steel funnel hood extractor fan over also with a tiled splash back surround.

Space for fridge/freezer.

Plumbing for automatic washing machine.

Dishwasher.

Recessed down lighting.

French doors lead through to the conservatory,

Coordinating tiled effect flooring.



Conservatory - 12' 1" x 10' 7" (3.69m x 3.23m) Extremes to extremes.
 Double glazed French doors with matching side screen windows providing views and access to the rear patio and gardens beyond.
 Wall light points.
 Radiator.
 Laminate flooring.

First Floor

Bedroom One - 11' 1" x 9' 10" (3.4m x 3.01m) Extremes to extremes to the front of fitted wardrobes.
 Double glazed window with aspect over front garden area.
 Range of fitted wardrobes with shelves and hanging space.
 Matching built in storage cupboard also with hanging rail and storage space.
 Mid level dado rail.
 Radiator.

Bedroom Two - 7' 3" x 6' 10" (2.22m x 2.1m) Extremes to extremes to the front of fitted wardrobes.
 Double glazed safety window with aspect over rear garden area.
 Built in wardrobes with shelves and hanging space.
 Radiator.
 Solid panelled wood flooring.

Shower Room - 3 piece suite comprising of a walk in corner shower enclosure with a chrome effect flexi shower over, pedestal wash hand basin and low flush W.C,
 Chrome fittings to the sanitary ware.
 Contrasting tiled surround with mosaic effect tiled detail inset.
 Chrome effect upright towel rail/radiator.
 Recessed down lighting.
 Extractor fan.
 Coordinating and matching ceramic tiled flooring.

Exterior

Rear Garden - Outside to the rear is a full width paved patio/seating area. The garden has also been laid with fine stone pebbles for ease of maintenance and there are shaped borders housing numerous established plants, flowers and shrubs.
 To the rear there is a further composite decking patio which sits beneath a timber pergola.
 Garden is enclosed with high level timber perimeter fences.
 Service door to the double garage.
 External lighting.
 External water supply.

Garage - The double garage has power, light and automated roller shutter door.



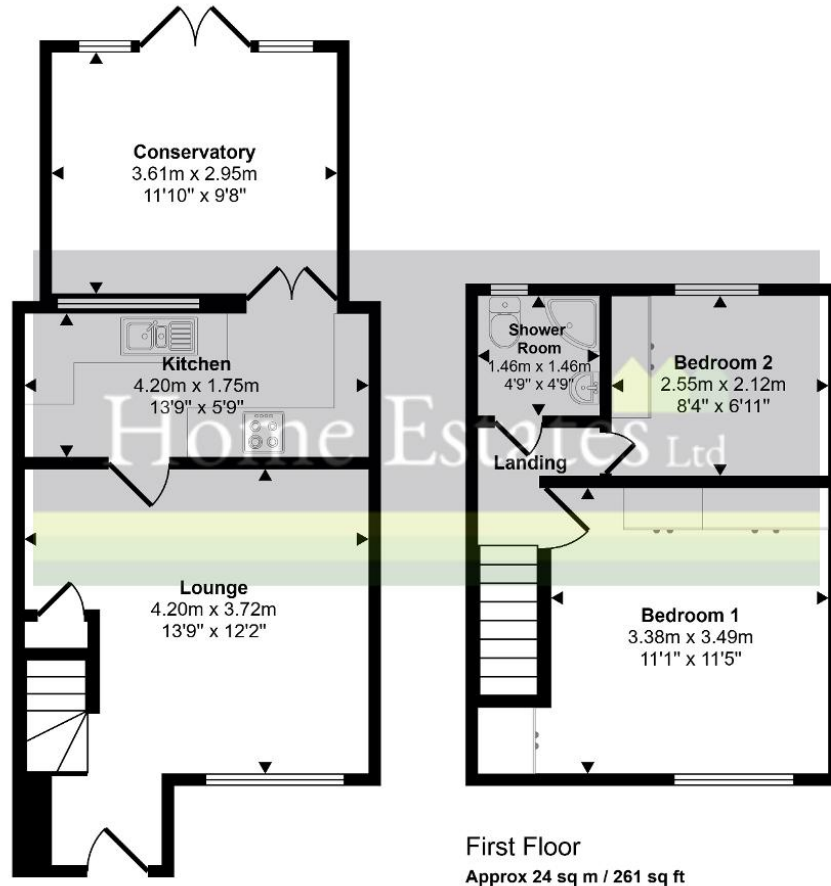
Front Garden - The front garden area has also been laid with fine stone chippings for ease of maintenance and further to create an off road parking space or hard standing area. The garden is enclosed with low level timber perimeter fences. External lighting.

Council tax band: A

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Approx Gross Internal Area
61 sq m / 662 sq ft



Ground Floor
Approx 37 sq m / 401 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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