

# Whitakers

Estate Agents



## 147 Brooklands Road, Hull, HU5 5AF

**£125,000**

This neat and tidy two bed property is situated in a prime residential location, well placed to access a wide range of amenities and benefits from easy access to great schools making this a great option for FTB / young families alike looking to be in this sought after location.

The property has been extended to the rear and now briefly comprises - entrance porch, lounge, open plan fitted kitchen / diner and useful ground floor W.C.

The first floor boasts two good bedrooms together with the well appointed family shower room.

Externally to the front of the property is a low maintenance garden designed for off street parking, the rear garden is enclosed to the boundary with hard standing, and the rest is laid to lawn with ten foot beyond which is locked and gated.

Early viewings are advised.

## Accommodation Comprises

### Entrance

Double glazed front door and side window.

Porch 5'01 x 3'01 (1.55m x 0.94m)

Laminated flooring.

Lounge 14'03 x 12'09 (4.34m x 3.89m)



UPVC double glazed window, radiator and laminate flooring.

Kitchen / Diner 15'05 x 13'07 (4.70m x 4.14m)



UPVC double glazed windows and French doors. A range of base, wall and drawer units with work tops over and splash back tiles. Induction hob with hood over and sink unit with mixer tap.

## WC



Low flush WC and pedestal sink unit.

## First Floor Landing

Bedroom One 11'07 x 11'02 (3.53m x 3.40m)



UPVC double glazed window, laminate flooring and radiator.

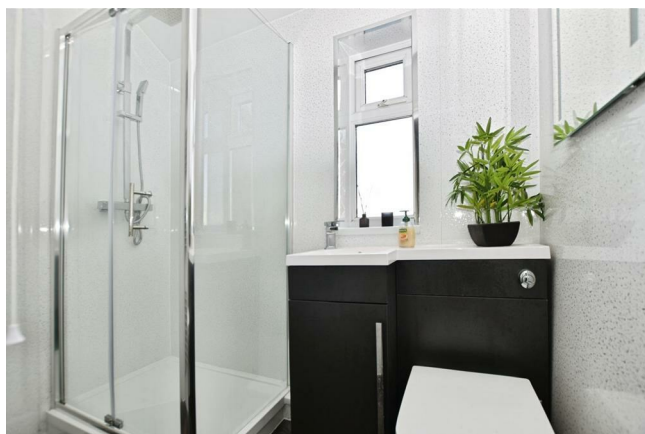
Bedroom Two 11'02 max (narrows to 6'09) x 7'01 (3.40m max (narrows to 2.06m) x 2.16m)



UPVC double glazed window, laminate flooring and radiator.



### Shower Room 6'10 x 4'02 (2.08m x 1.27m)



UPVC double glazed window, walk in enclosed shower, low flush WC, vanity sink unit and radiator.

### Externally



### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 4 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

### Council Tax

Council Tax Band A.

### EPC

EPC rating D

### 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

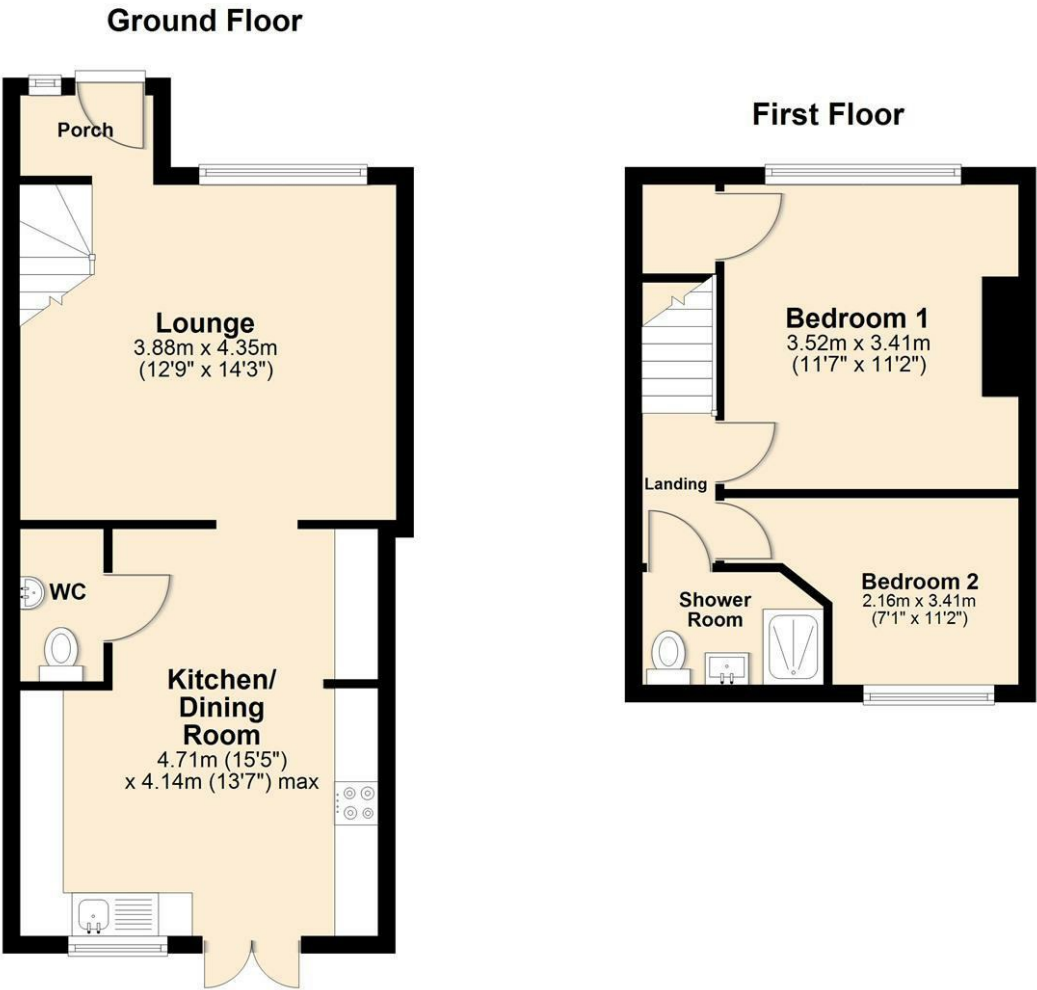
Services, fittings & equipment referred to in these sale particulars have not been tested ( unless

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.

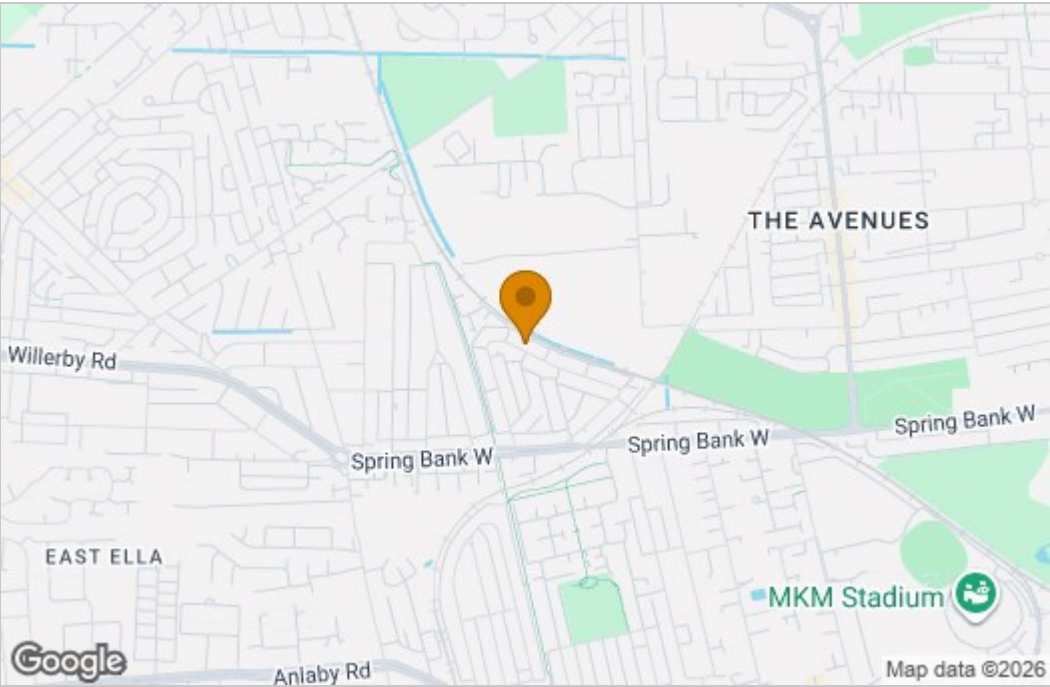
### Free Market Appraisals / Valuations

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.

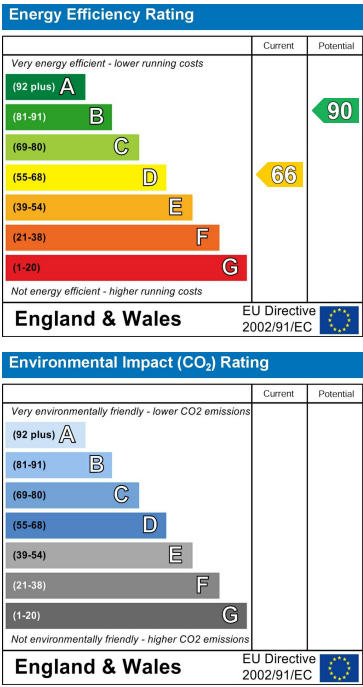
Floor Plan



Area Map



Energy Efficiency Graph



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