



40 Brooklands Road, Hull, HU5 5AD

£115,000

This end terrace style property is offered to the market with NO ONWARD CHAIN, and would make an ideal home for a first time buyer or young family seeking the nearby conveniences of Spring Bank West.

The main features include - hallway, bay fronted lounge, and fitted kitchen; there are two bedrooms, and a bathroom furnished with a three-piece suite to the first floor.

Externally there is a gravelled forecourt with brick walling to the perimeter.

The enclosed rear garden is partly laid to lawn with gravelled borders, decorative planting, and complimented with a patio seating area. A path leads to the detached garage and gate opening to the vehicle accessible ten-foot.

The accommodation comprises

Front external

Externally there is a gravelled forecourt with brick walling to the perimeter.

Ground floor

Hallway

UPVC double glazed, carpeted flooring, and leading to :

Lounge 14'10" x 12'0" (4.53 x 3.68)

UPVC double glazed bay window, central heating radiator, fireplace with marbled inset / hearth and decorative wooden surround, under stairs storage cupboard, and carpeted flooring.

Kitchen 9'3" x 15'10" (2.84 x 4.85)

UPVC double glazed window, central heating radiator and housing a combination boiler, laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

First floor

Landing

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

Bedroom one 15'4" x 15'3" (4.68 x 4.65)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom two 9'8" x 8'11" (2.95 x 2.74)

UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom

UPVC double glazed window, central heating radiator, fully tiled, and furnished with a three-piece suite comprising bath with over head shower, pedestal sink, and low flush W.C.

Rear external

The enclosed rear garden is partly laid to lawn with gravelled borders, decorative planting, and complimented with a patio seating area. A path leads to the detached garage and gate opening to the vehicle accessible ten-foot. The residence also benefits from having an outside tap.

Aerial view of the property

Land boundary

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00070269004003

Council Tax band - A

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 14 Mbps / Ultrafast 10000 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.

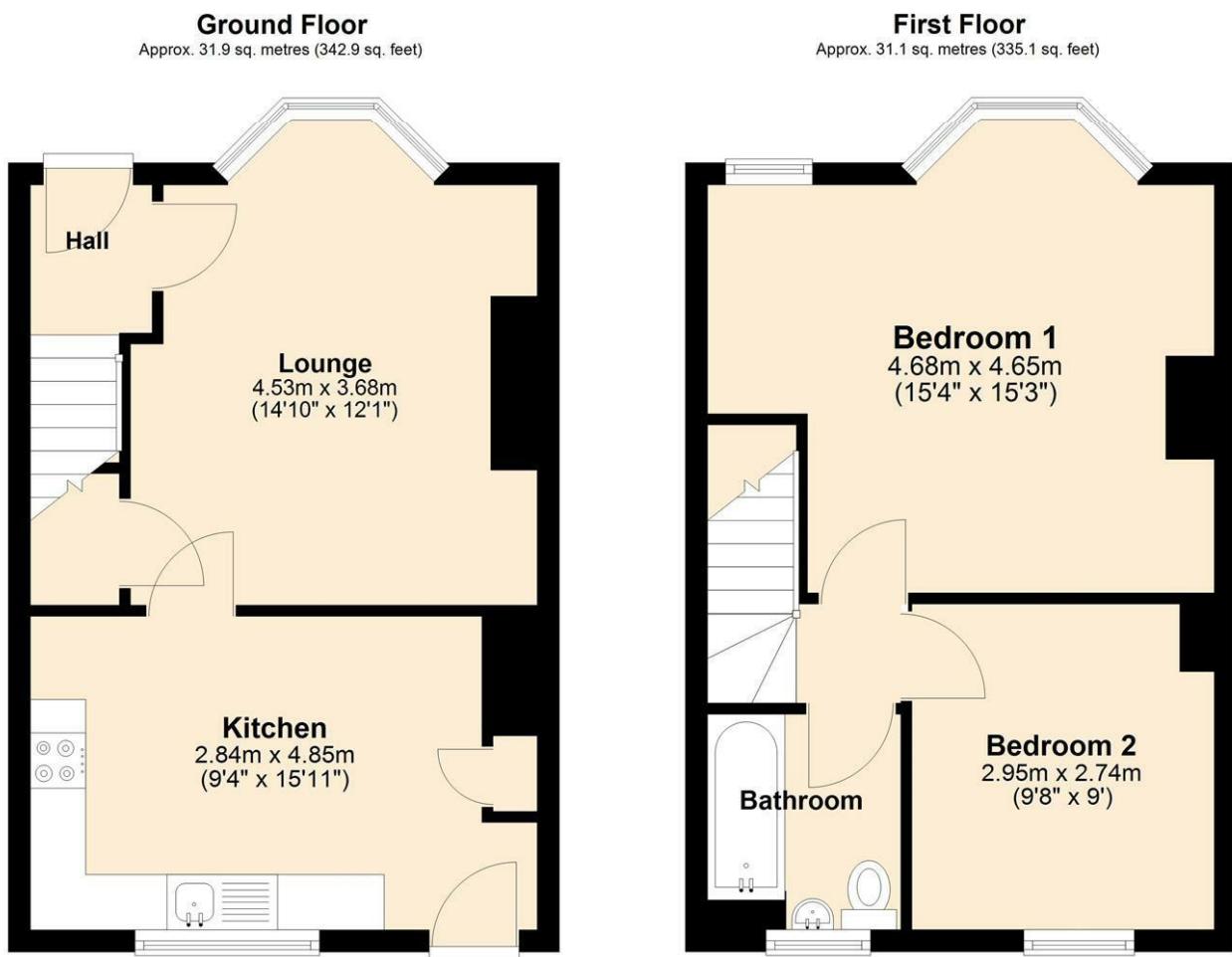
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We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

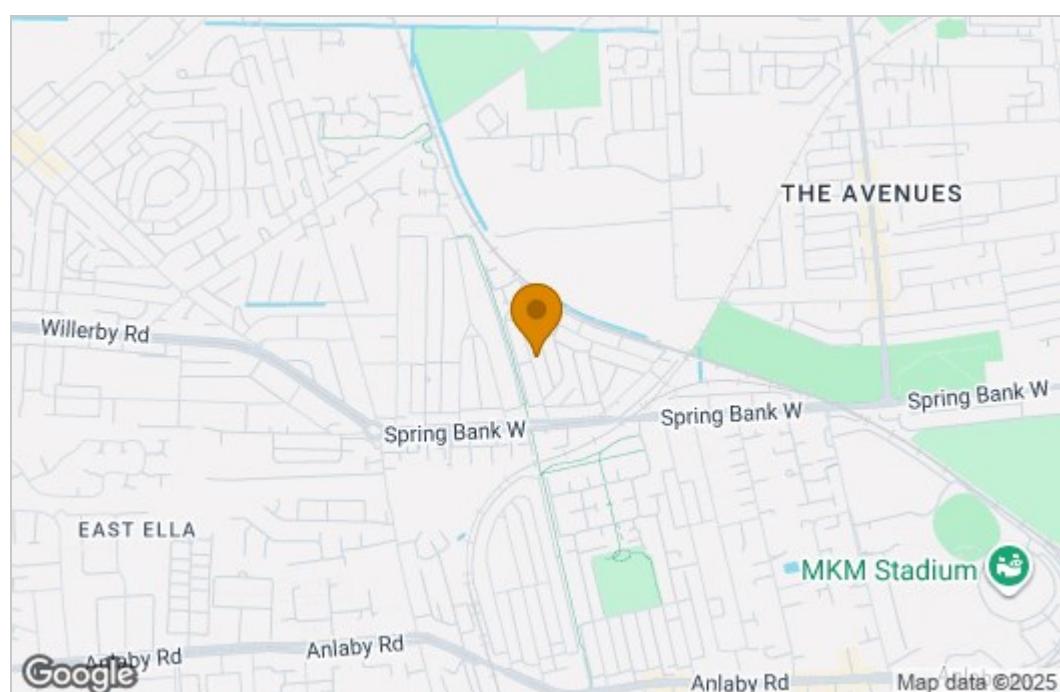
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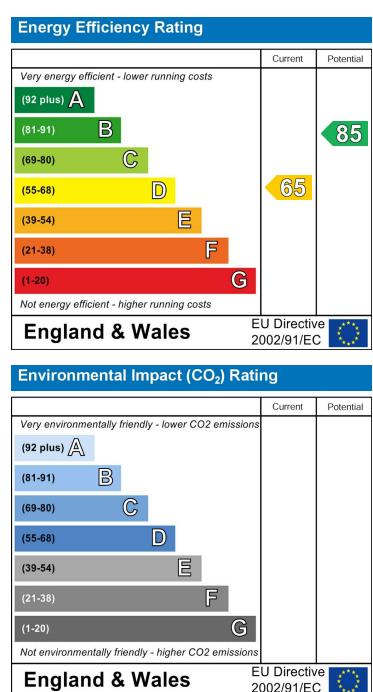
Floor Plan



Area Map



Energy Efficiency Graph



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