



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **98 Brooklands Road, Hull, HU5 5AE**

### **£125,000**

**TWO-BEDROOM TERRACED HOME IN POPULAR LOCATION - SPACIOUS LOUNGE AND MASTER WITH FITTED WARDROBES - MOVE-IN READY WITH REAR GARDEN AND GARAGE - CLOSE TO SHOPS, AMENITIES, AND EXCELLENT ROAD LINKS - IDEAL FOR FIRST-TIME BUYERS, SMALL FAMILIES OR DOWNSIZERS**

Nestled on Brooklands Road in Hull, this beautifully presented two-bedroom terraced home is an ideal choice for those seeking comfort and convenience. The property boasts a spacious lounge, perfect for relaxation and entertaining guests. The master bedroom features fitted wardrobes, providing ample storage space while maintaining a tidy appearance.

This charming house is ready for you to move into, allowing you to settle in without delay. The garden at the rear is a delightful addition, offering a private outdoor space for leisure and enjoyment. Furthermore, the property includes a garage, adding to the practicality of this lovely home.

Located just three miles west of Hull's city centre, Spring Bank West provides excellent access to local shops and amenities. The area is well-connected, with good road links to the city centre, Willerby Road, Priory Road, and the outer ring road, making commuting and exploring the surrounding areas a breeze.

This property presents a wonderful opportunity for first-time buyers, small families, or those looking to downsize. With its appealing features and prime location, this home is sure to attract interest. Don't miss the chance to make this delightful terraced house your new home.

### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band "A"

### **DISCLAIMER**

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **TENURE**

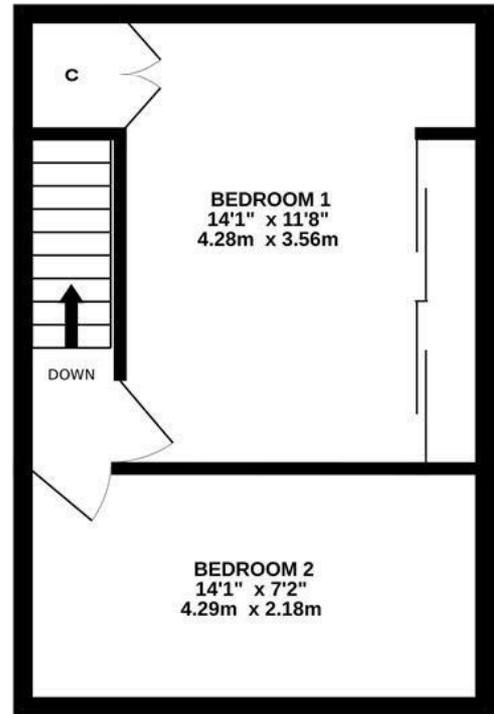
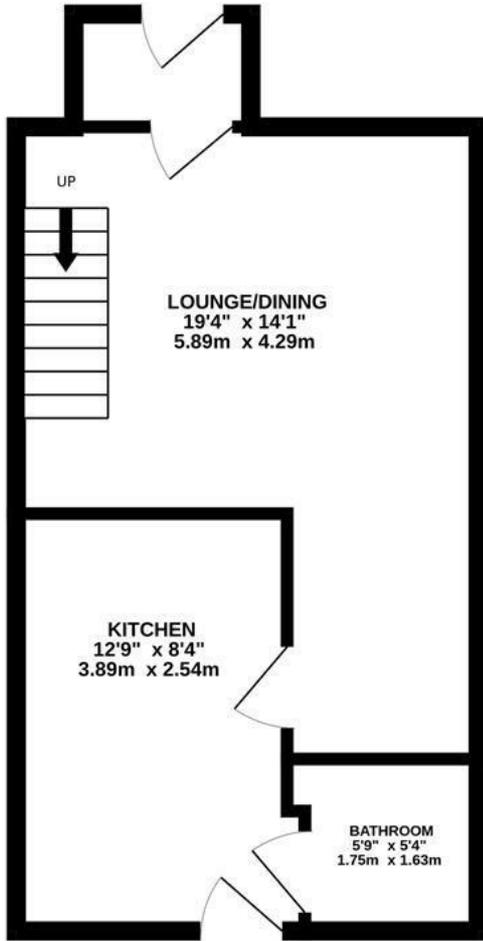
Symonds + Greenham have been informed that this property is Freehold

### **VIEWINGS**

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

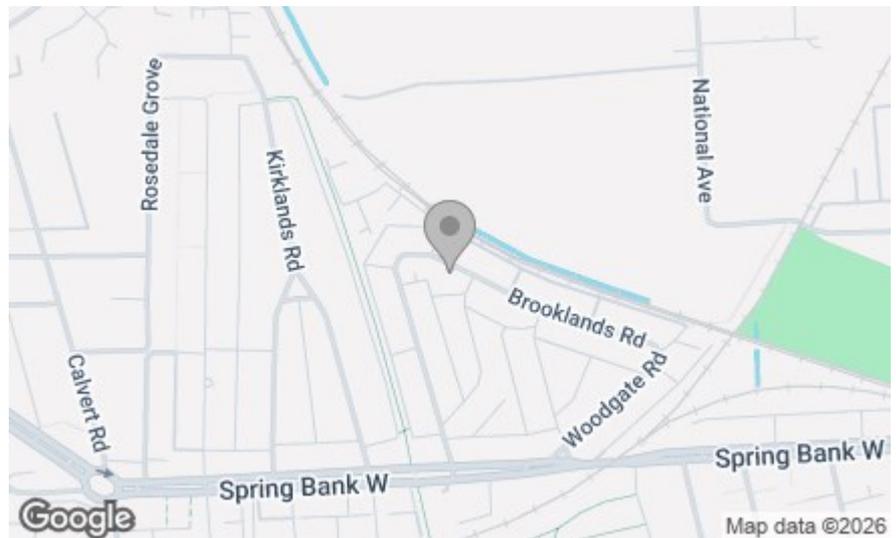
GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR  
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	81
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) A	81
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC