

Whitakers

Estate Agents



153 Brooklands Road, Hull, HU5 5AF

£140,000

Whitakers Estate Agents are pleased to introduce this immaculate mid-terrace property, conveniently situated on Brooklands Road, off Spring Bank West in Hull – a popular residential location renowned for its close proximity to an abundance of local amenities and transport links providing easy access to the city centre.

Entry to the property is via the extended porch, which opens into an open-plan lounge / dining room featuring an electric fireplace and under-stairs storage, and leads through to a fitted kitchen. A fixed staircase rises to the first-floor landing, which provides access to the loft hatch and leads to a principal bedroom with over-stairs storage, alongside two further bedrooms. All rooms are served by a well-appointed bathroom furnished with a three-piece suite.

Externally to the front approach, there is a gravelled forecourt with a lowered kerb to accommodate off-street parking. The rear garden is partly laid to lawn with slate chipping borders, and complemented by a wooden decked seating area. A path leads to a detached workshop, along with a gate set within the boundary fencing which opens onto the rear ten-foot.

Taken together, the accommodation on offer would ideally suit a young or growing family seeking a home they can comfortably move straight into upon completion. As such, viewing at the earliest convenience is recommended to avoid disappointment.

The accommodation comprises

Front external



Externally to the front approach, there is a gravelled forecourt with a lowered kerb to accommodate off-street parking.

Ground floor

Entrance lobby

UPVC double glazed composite door and side window, central heating radiator, and vinyl flooring. Leading to :

Open plan lounge / dining room



Lounge 12'9" x 14'0" (3.90 x 4.29)



UPVC double glazed bay window, central heating

radiator, electric fireplace with hearth and surround, under stairs storage cupboard, and laminate flooring.

Dining room 5'10" x 14'0" (1.80 x 4.29)



Central heating radiator, and laminate flooring.

Kitchen 9'6" x 13'1" (2.90 x 4.00)



UPVC double glazed French doors and window, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback upstand 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, central heating radiator, and carpeted flooring. Leading to :

Bedroom one 11'9" x 11'0" (3.59 x 3.37)



UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

Bedroom two 9'5" x 6'4" (2.88 x 1.95)



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

Bedroom three 9'6" x 6'4" (2.90 x 1.94)



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

Bathroom



Central heating radiator, skylight, and partly tiled to splashback areas with laminate flooring. Furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

Rear external



The rear garden is partly laid to lawn with slate chipping borders, and complemented by a wooden decked seating area. A path leads to a detached workshop, along with a gate set within the boundary fencing which opens onto the rear ten-foot.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00070269015309

Council Tax band - A

EPC rating

EPC rating - C

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 - N/A

Coalfield or Mining Area - N/A

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 Declaration

We wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are

believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Free Market Appraisals / Valuations

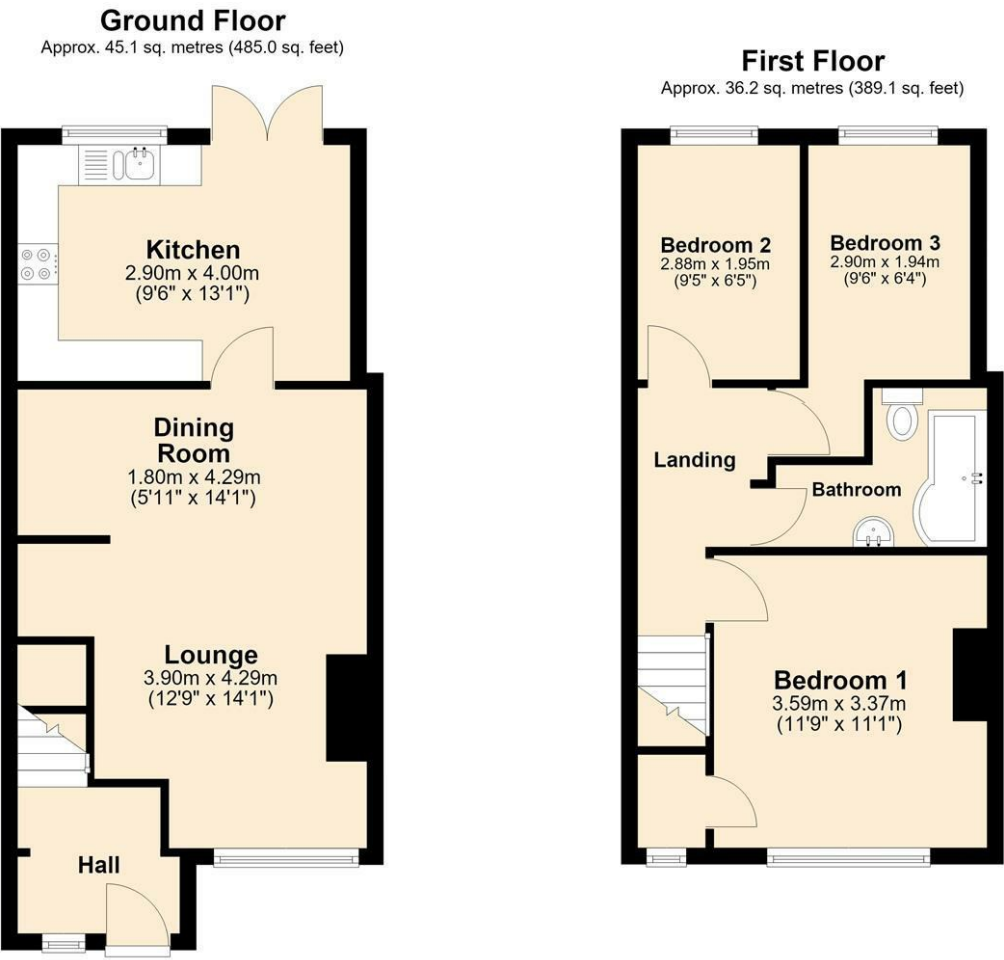
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

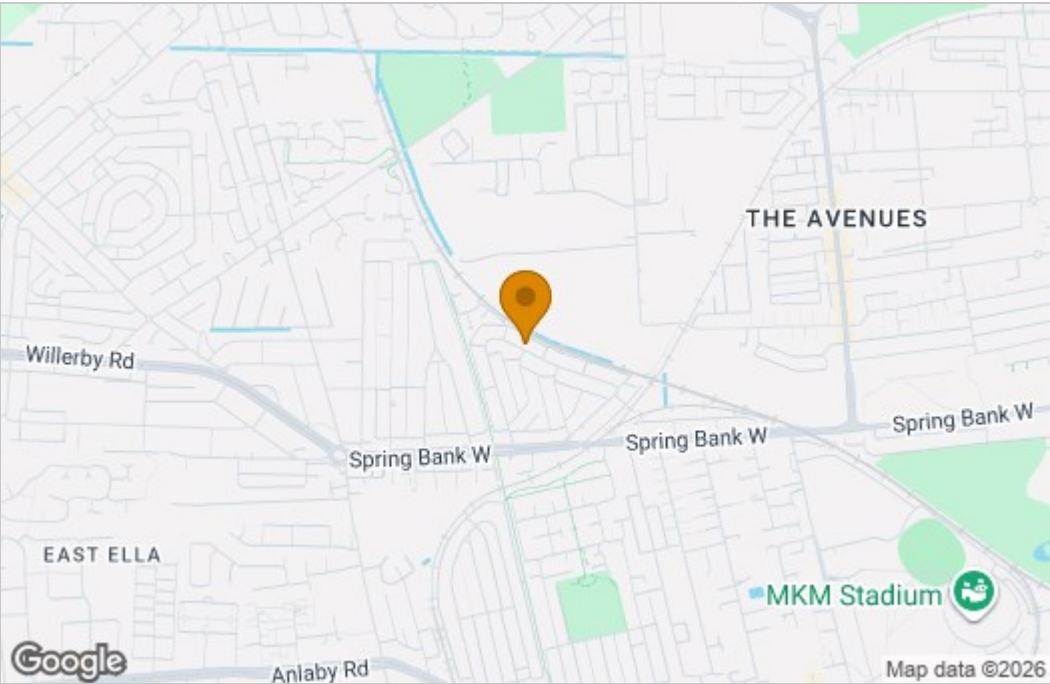
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

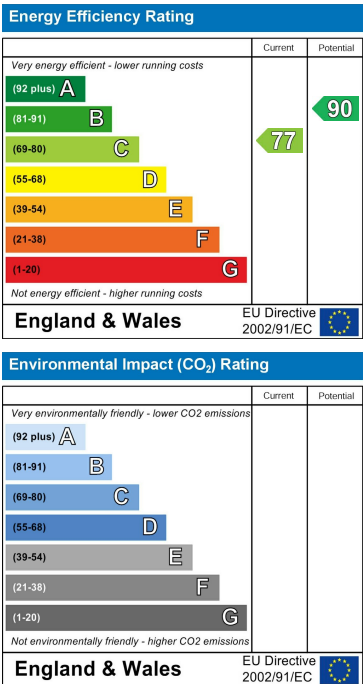


Total area: approx. 81.2 sq. metres (874.1 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.