



155 Brooklands Road  
, Hull, HU5 5AF

Offers Over £105,000



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## Description

Two bedroom middle terrace property situated in a popular residential location off Spring Bank West in close proximity to an abundance of local shopping and recreational facilities together with excellent transportation links.

The accommodation briefly comprises: entrance hall, lounge, fitted kitchen, rear lobby and cloakroom / W.C. to the ground floor with two bedrooms and a Jack-and-Jill wet room to the first floor.

There is a low maintenance garden to the front and an enclosed garden to the rear of the property which is laid to lawn and decorative slate.

The property has Upvc double glazing, gas fired central heating and is being offered to the market for sale with no onward chain and vacant possession.

## The Accommodation Comprises

### Front External

### Ground Floor

#### Entrance Hall

An external Upvc entrance door with two obscured double glazed panel inserts leads into the entrance hall. Having a Upvc double glazed window to the front elevation and where a flight of stairs lead to the first floor accommodation.

#### Lounge

14'1" x 9'10"/30'1" (4.30m x 3.92m)

The focal point of the room being the feature fireplace with wood surround and inset electric stove. There is a central heating radiator, a Upvc double glazed window to the front elevation and a built-in understairs storage cupboard which houses the gas and electric meters and consumer unit.

#### Kitchen

11'4" x 5'10" (3.46m x 1.80m)

Being fitted with a range of units in a maple wood effect finish with brushed steel effect fittings comprising: wall mounted eye-level units, and base units with a complementary fitted

marble effect roll top worksurface over incorporating a stainless steel single sink and drainer unit with mixer tap. There is an integrated electric oven, four ring gas hob with a stainless steel and glass feature extractor canopy hood above. Having plumbing for an automatic washing machine, a central heating radiator, a Upvc double glazed window to the rear elevation, and a further built-in cupboard. To the floor there is a vinyl finish and to the walls there is a tiled splashback finish.

#### Rear Lobby

Having a Upvc entrance door with an obscured double glazed panel insert leading onto the rear garden.

#### Cloakroom / W.C.

Being fitted with a two piece suite in white comprising: corner wall mounted wash hand basin with a tiled splashback finish to the walls and a low level W.C. suite. There is an obscured double glazed Upvc window to the rear elevation.

#### First Floor Accommodation

### Landing

#### Bedroom One

14'2" (to 9'11" minimum) x 11'6" (4.32m (to 3.03m minimum) x 3.51m)

Having a central heating radiator and a Upvc double glazed window to the front elevation.

#### Bedroom Two

7'10" x 7'3" (2.41m x 2.22m)

Having a central heating radiator, a Upvc double glazed window to the rear elevation and a built-in storage cupboard which houses the 'Ideal Exclusive 2' boiler.

#### Jack And Jill Wet Room

7'3" x 6'0" (2.21m x 1.83m)

Being fitted with a 'Mira Advance' shower and soakaway to the shower area, a pedestal wash basin and a low level W.C. suite with push flush. There is a waterproof covering to the floor, a central heating radiator, an extractor fan unit, an obscured double glazed Upvc window to the rear elevation and a loft hatch access to the ceiling. To the walls there is a partially tiled finish.

## External

To the front of the property there is a low maintenance garden with low brick walling and timber fencing to the boundaries. A wrought iron gate gives access to a pathway leading to the property.

To the rear of the property there is an enclosed garden with lawned areas and areas laid to decorative slate. There is timber fencing to the boundaries and a timber access gate to the rear boundary leading onto the ten foot beyond.

## Tenure

The Tenure of this property is Freehold.

## Council Tax Band

Council Tax Band 'A'

Local Authority - Kingston-Upon-Hull.

## 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.

## 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.

## 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.

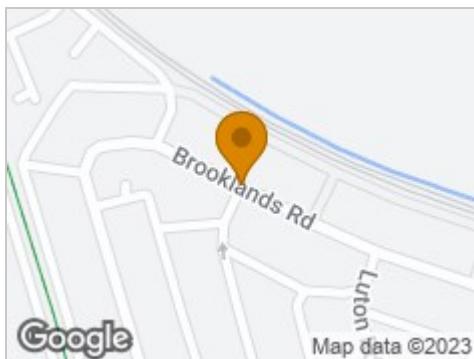
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## Whitakers Estate Agent Declaration

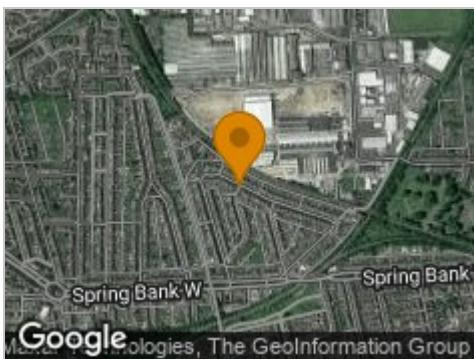
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



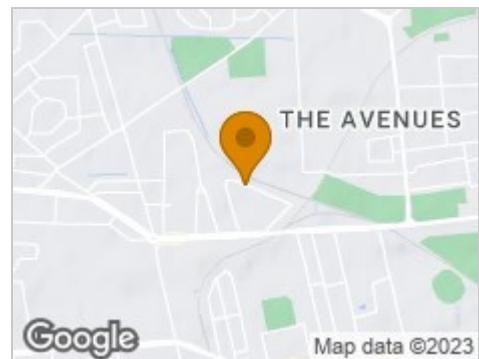
## Road Map



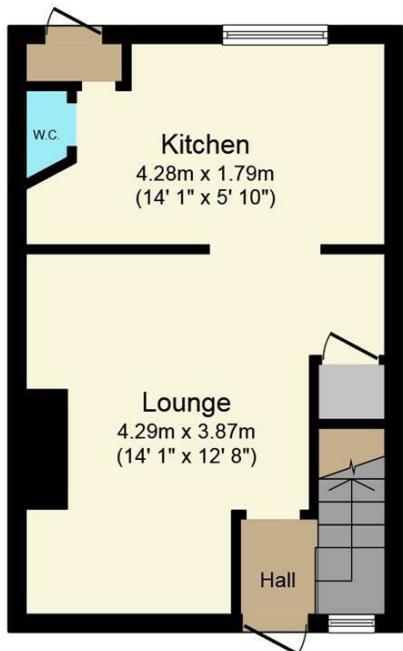
## Hybrid Map



## Terrain Map

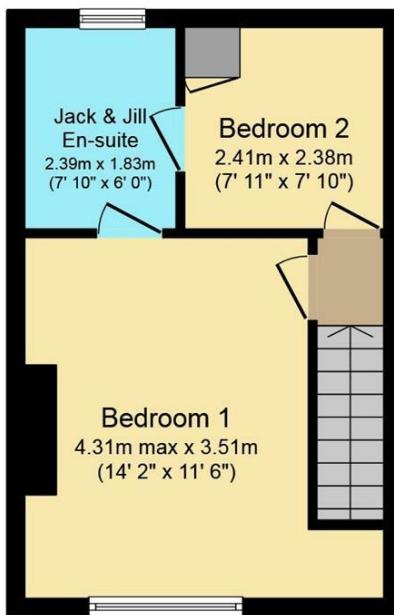


## Floor Plan



### Ground Floor

Floor area 29.3 sq.m. (315 sq.ft.) approx



### First Floor

Floor area 29.3 sq.m. (315 sq.ft.) approx

Total floor area 58.5 sq.m. (630 sq.ft.) approx

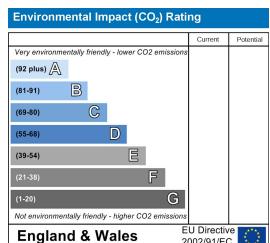
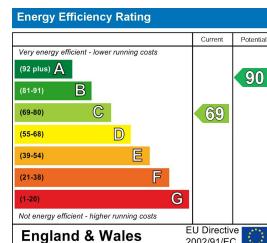
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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