

Whitakers

Estate Agents



59 Brindle Road, Hull, HU3 5BY

£159,950

Located on the popular Brindle Road, this well-presented property offers an ideal opportunity for a variety of buyers. Conveniently positioned close to local amenities, schools, and transport links into Hull city centre, the home provides comfortable and practical living throughout.

Externally to the front approach, there is a lawned garden with decorative planting. A side drive accommodates off-street parking, and a double width gate opens to the back of the plot.

Internally, the layout briefly comprises entrance hall with cloakroom, spacious lounge, and fitted kitchen / breakfast room to the ground level; the first floor boasts two double bedrooms, and a good third bedroom, all of which are served by a bathroom furnished with a three-piece suite.

French doors in the lounge open onto a wooden decking seating area that overlooks the enclosed rear garden : laid to lawn and complimented with decorative planting. The residence also benefits from having a sheltered handstand, and an external power socket.

The accommodation comprises

Front external

Externally to the front approach, there is a lawned garden with decorative planting.

Ground floor

Hall

Composite double glazed entrance door, central heating radiator, and laminate flooring. Leading to :

Cloakroom

UPVC double glazed window, central heating radiator, and tiled flooring. Furnished with a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

Lounge 18'5" x 10'5" (5.63 x 3.20)



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

Kitchen / breakfast room 14'0" x 16'3" (4.29 x 4.96)



Kitchen



UPVC double glazed window, central heating radiator, and tile effect laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, playing for a washing machine, integrated dishwasher, and oven with hob and extractor hood above.

Breakfast room



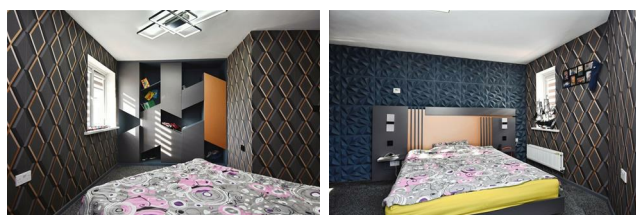
UPVC double glazed door, central heating radiator, under stairs storage cupboard, and tile effect laminate flooring.

First floor

Landing

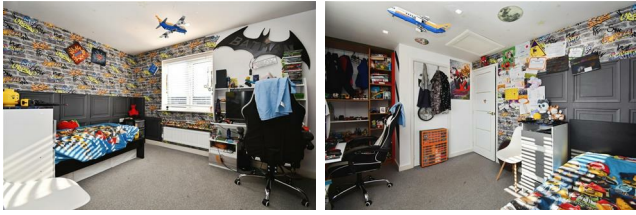
UPVC double glazed window, central heating radiator, and carpeted flooring. Leading to :

Bedroom one 12'3" x 16'6" (3.75 x 5.04)



Two UPVC double glazed windows, central heating radiator, fitted storage, and carpeted flooring.

Bedroom two 9'1" x 13'10" (2.77 x 4.24)



UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bedroom three 6'6" x 7'7" (2.00 x 2.32)



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

Bathroom



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas. Furnished with a three-piece suite comprising panelled bath, pedestal sink, and low flush W.C.

Rear external



French doors in the lounge open onto a wooden decking seating area that overlooks the enclosed rear garden : laid to lawn and complimented with decorative planting. The residence also benefits from having a sheltered handstand, and an external power socket.

Off-street parking

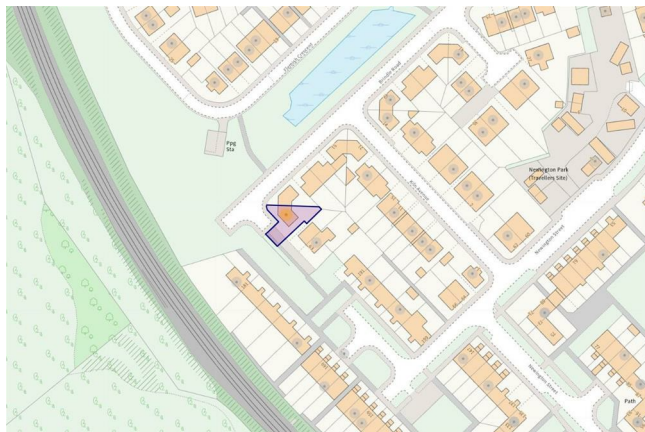


A side drive accommodates off-street parking, and a double width gate opens to the back of the plot.

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 - 00040435005901

Council Tax band - A

EPC rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - 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 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.

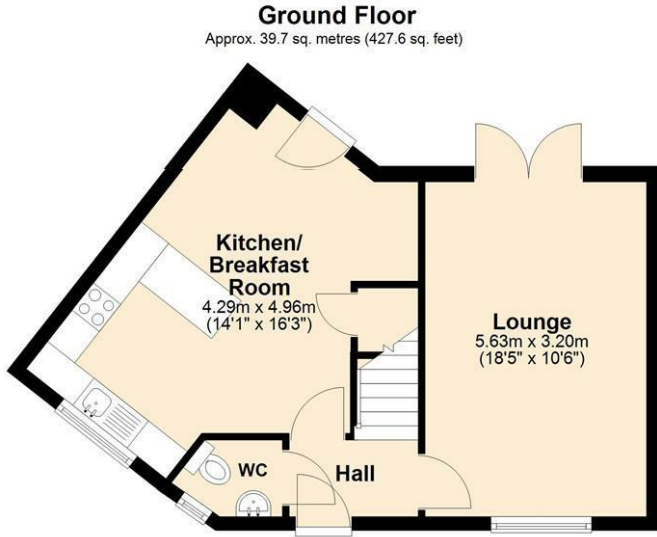
Free Market Appraisals / Valuations

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.

Whitakers Estate Agent Declaration

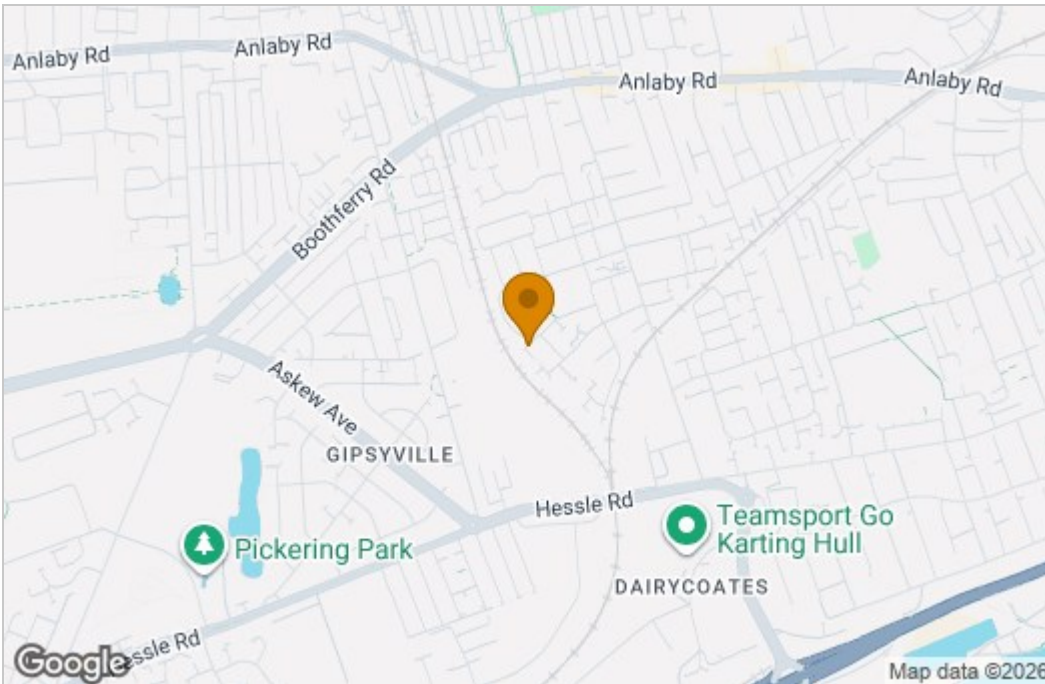
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Floor Plan

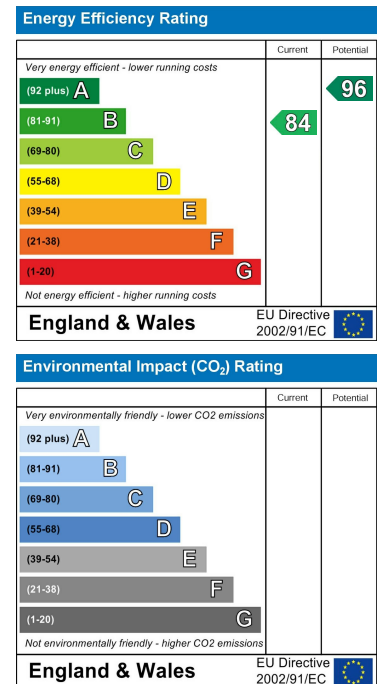


Total area: approx. 80.5 sq. metres (866.4 sq. feet)

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