Whitakers
Estate Agents









80 Brooklands Road, Hull, HU5 5AE

Offers Over £157,000

** NO ONWARD CHAIN **

Whitakers Estate Agents are delighted to introduce this traditional mid-terraced property, occupying a popular residential location close to a wealth of local amenities, well-regarded schools and excellent transport links. Having recently undergone an extensive programme of refurbishment throughout, the property offers spacious open plan living accommodation presented to a modern standard, making it an ideal purchase for first-time buyers, young families or investors alike.

Upon entry, the resident is greeted by an entrance lobby that opens into an impressive open plan lounge, dining area and fitted kitchen. The modern kitchen is fitted with a range of floor and eye level units incorporating integrated appliances together with a breakfast bar, whilst a fixed staircase rises to the first floor. The landing provides access to three well-proportioned bedrooms, all served by a contemporary bathroom furnished with a three-piece suite incorporating a rainfall shower over the bath.

Externally to the front aspect, there is a gravelled garden with the kerb lowered to accommodate off-street parking.
The rear garden is partly laid to lawn and complemented with a paved seating area. A pathway leads to a gate within the boundary fencing, opening into a vehicle-accessible ten-foot.

The accommodation comprises

Front external



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

Ground floor

Entrance lobby
UPVC double glazed door with side window, central heating radiator, and laminate flooring. Leading to :

Open plan lounge / dining room / kitchen



Lounge 12'10" x 14'2" (3.93 x 4.33)



UPVC double glazed bay window, central heating radiator, under stairs storage cupboard, and laminate flooring.

Dining area 5'9" x 14'2" (1.77 x 4.33)



Laminate flooring.

Kitchen 10'9" x 13'2" (3.28 x 4.03)



UPVC double glazed door and window, and tiled flooring. Fitted with a range of floor and eye level units, worktop with breakfast bar and splashback tiles above, sink with mixer tap, and integrated oven with hob and extractor hood above.

First floor

Landing
Built-in storage cupboard, and carpeted flooring.

Bedroom one 11'8" x 14'4" (3.57 x 4.37)





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

Bedroom two 10'0" x 8'4" (3.05 x 2.55)



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

Bedroom three 10'0" x 6'5" maximum (3.05 x 1.96 maximum)



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

Bathroom



Access to the loft hatch, central heating radiator, and partly tiled walls with tiled flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower with waterfall feature, pedestal sink with mixer tap, and low flush W.C.

Rear external





The rear garden is partly laid to lawn and complemented with a paved seating area. A pathway leads to a gate within the boundary fencing, opening into a vehicle-accessible ten-foot.

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 - 00070269008004
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 12 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - NA

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.

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.

Whitakers Estate Agent Declaration

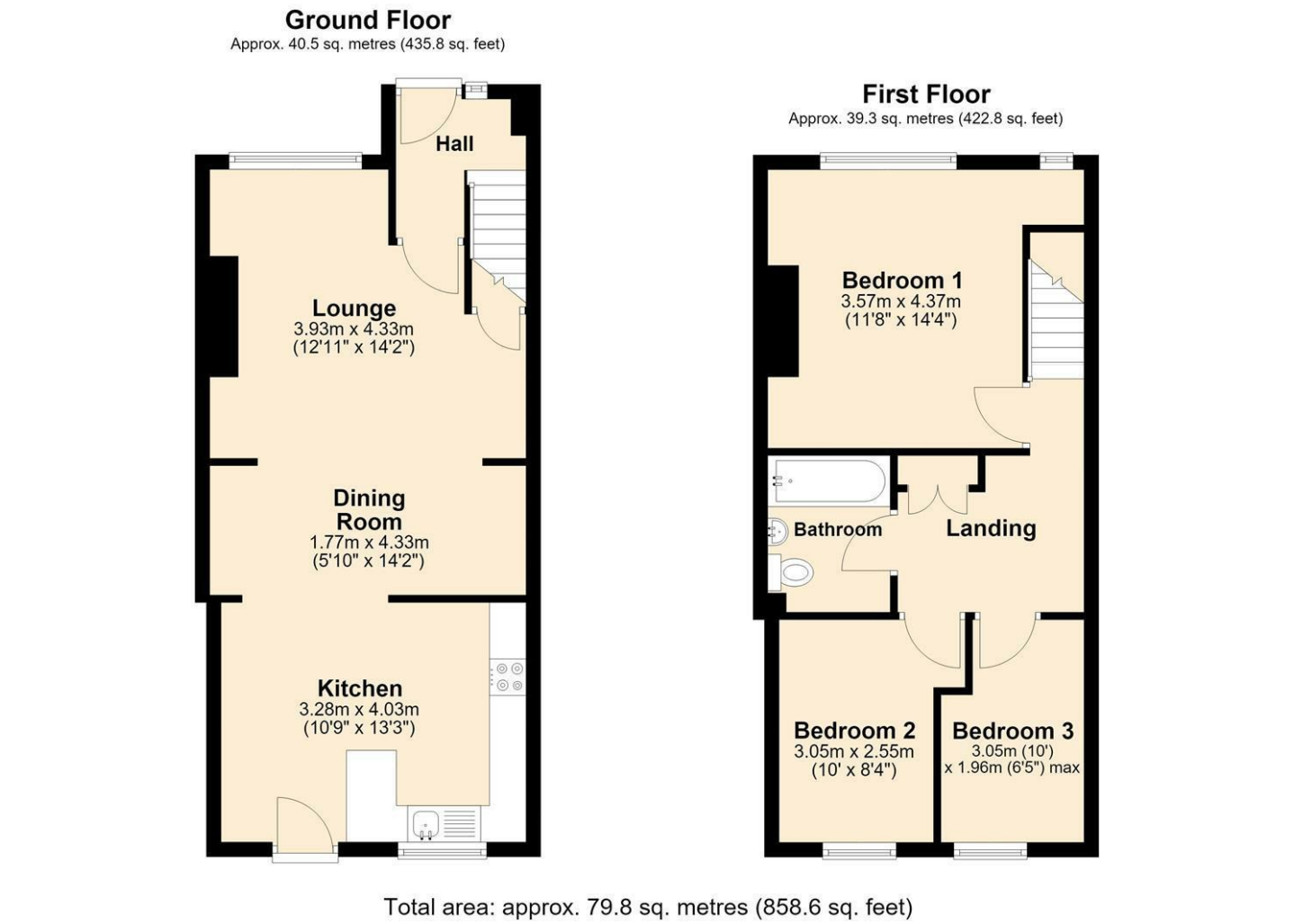
Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans 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.

Whitakers Estate Agents Limited 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.

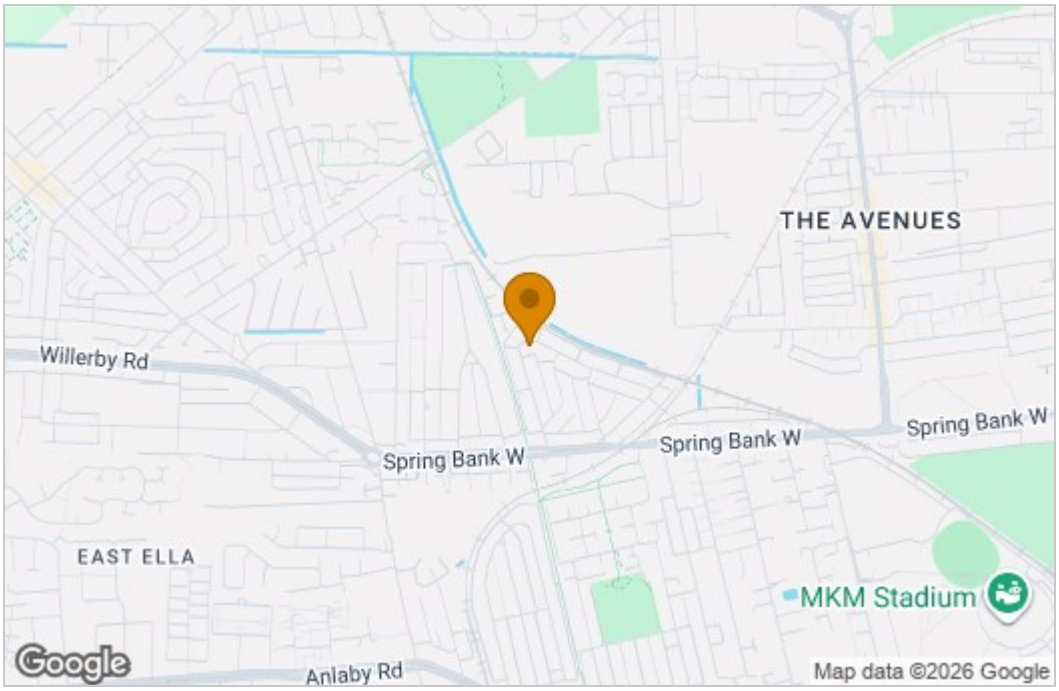
AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the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

Floor Plan

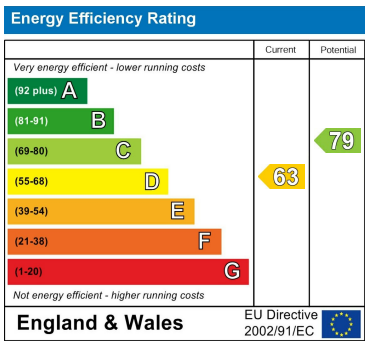


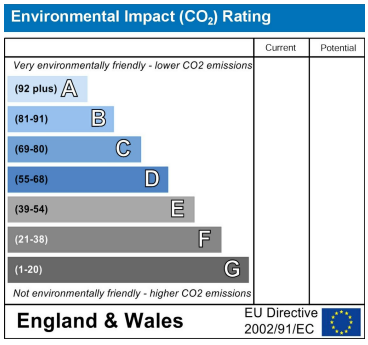
Total area: approx. 79.8 sq. metres (858.6 sq. feet)

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.

38 Wilson Street, Anlaby, East Riding Of Yorkshire, HU10 7AN
Tel: 01482 657657 Email: anlaby@whitakers.co.uk https://www.whitakers.co.uk