

Whitakers

Estate Agents



209 Brooklands Road, Hull, HU5 5AG

£130,000

This well presented end of terrace property is offered to the market as move into condition, well placed to access a host of local amenities and benefits from great local schools making this an obvious choice for young families or First time buyers alike looking to be in this ever popular location.

The main features include - entrance, open plan lounge / diner, fitted kitchen, utility area and the family bathroom suite. The first floor boasts two good bedrooms along with W.C.

Externally to the front of the property there is a low maintenance garden designed for off street parking, the rear garden is enclosed to the boundary, again low maintenance by design and is mainly laid to artificial grass with a paved patio seating area and garage accessed via the ten foot at the rear.

This property should attract early interest due to its size, condition and location.

Early viewings are advised.

Accommodation Comprises

Entrance

UPVC double glazed front door and side window.

Hallway

Radiator.

Lounge 12'9 x 14'2 (3.89m x 4.32m)

UPVC double glazed window, open fire with tiled hearth and inset. Storage cupboard and radiator.

Dining Area 14'2 x 5'9 (4.32m x 1.75m)

Kitchen / Diner 12'7 x 7'7 (3.84m x 2.31m)

UPVC double glazed window and door. A range of base, wall and drawer units with worktops above, sink unit with mixer tap and integrated oven and hob with extractor hood above. Utility area; plumbing for a washing machine.

Bathroom

UPVC double glazed window, panelled bath with mixer shower, low flush WC, pedestal sink unit and tiled walls.

First Floor Landing

Bedroom One 14'2 x 11'6 (4.32m x 3.51m)

Two UPVC double glazed windows and radiator.

Bedroom Two 11'2 x 7'2 (3.40m x 2.18m)

UPVC double glazed window and radiator.

WC

UPVC double glazed window, low flush WC and radiator.

Externally

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Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 10Mbps - Ultrafast -1000 Mbps

Coastal Erosion - No

Council Tax Band

Band A

Tenure

The property is freehold.

Additional products and services

Whitakers 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.

Disclaimer

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.

Other services

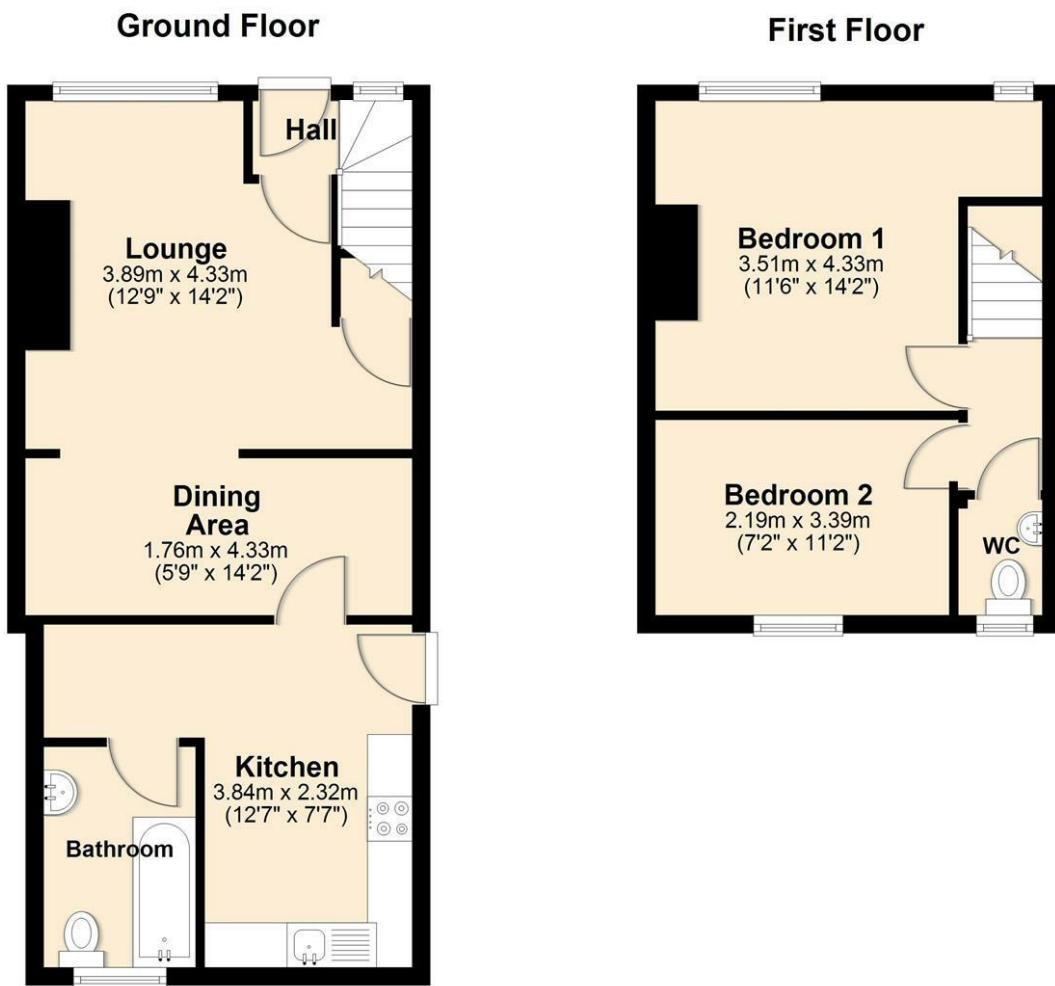
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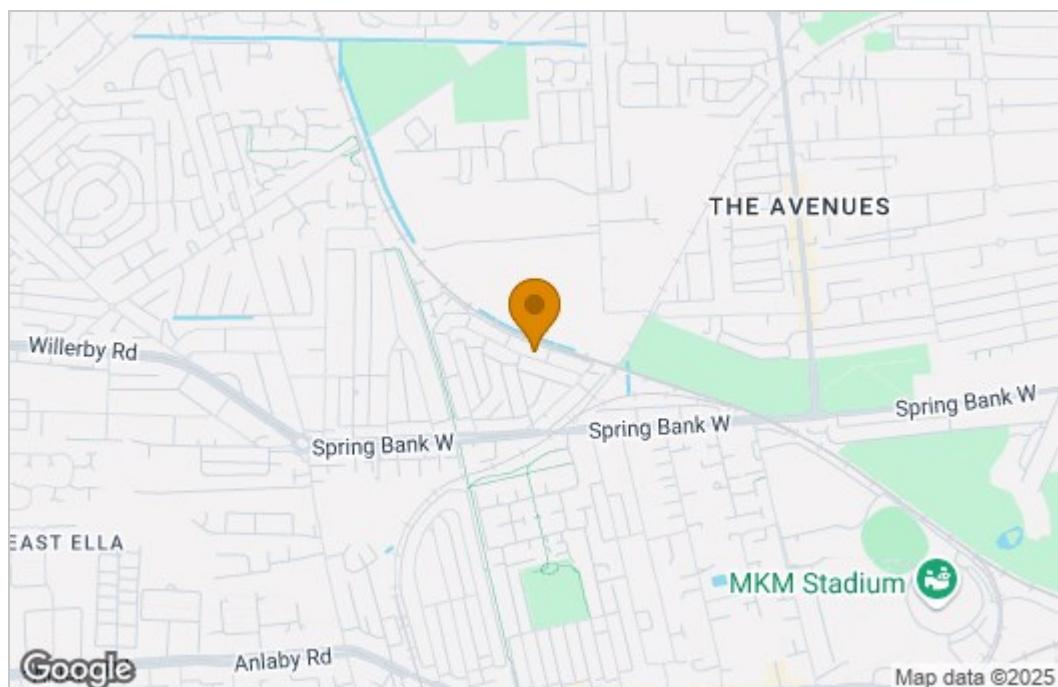
Sales valuations

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.

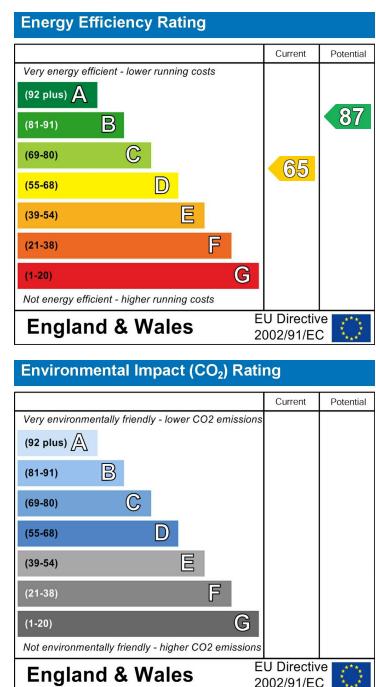
Floor Plan



Area Map



Energy Efficiency Graph



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