Whitakers
Estate Agents

7 Brockton Close, Hull, HU3 5QH

£170,000

Whitakers Estate Agents are pleased to introduce this immaculately presented semi-detached property which would make an ideal home for a young or growing family seeking to take advantage of the location's close proximity to Anlaby Road / Boothferry Road and their range of local amenities and transport links. The property is fully electrical with no gas installed in the property working with a heat pump and has an EV charging point.

Externally to the front approach, there is a gravelled garden with wooden fencing to the surround. A side drive provides off-street parking and extends down the side of the property to the rear access.

Upon entry, the resident is greeted by a welcoming hallway which leads into a spacious lounge, and continues through to a dining room with adjoining conservatory, alongside a fitted kitchen.

A fixed staircase rises to the first floor which boasts two double bedrooms and a well-proportioned third bedroom. All rooms are served by a bathroom furnished with a modern three-piece suite.

French doors from the conservatory open onto the rear garden which is mainly laid to lawn with decorative planting, and complemented by patio and wooden decking seating areas. The residence also benefits from a detached workshop and an outside tap.

The accommodation comprises

Front external

Externally to the front approach, there is a gravelled garden with wooden fencing to the surround. A side drive accommodates off-street parking, and extends down the side of the property to the rear access.

Ground floor

Hallway
Composite double glazed door with side window, central heating radiator, and laminate flooring. Leading to :

Lounge 14'5" x 11'3" maximum (4.41 x 3.44 maximum)

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

Dining room 8'9" x 7'4" (2.67 x 2.24)

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

Kitchen 8'7" x 7'2" (2.62 x 2.19)

UPVC double glazed window, and tiled flooring. Fitted with a range of floor and eye level units, quartz worktop with splashback upstand above, plumbing for a washer and a dryer, and a range of integrated appliances including : oven with hob and extractor hood above, microwave, and dishwasher.

Conservatory 8'11" x 13'1" (2.74 x 4.00)

UPVC double glazed throughout with French doors opening to the rear garden, and carpeted flooring.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 13'4" x 5'11" (4.07 x 1.82)

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

Bedroom two 10'0" x 8'7" (3.07 x 2.64)

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

Bedroom three 9'0" x 5'11" (2.75 x 1.82)

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

Bathroom

UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with tiled flooring. Furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap and shower, vanity sink with mixer tap, and low flush W.C.

Rear external

French doors from the conservatory open onto the rear garden which is mainly laid to lawn with decorative planting, and complemented with patio and wooden decking seating areas.

Additional features

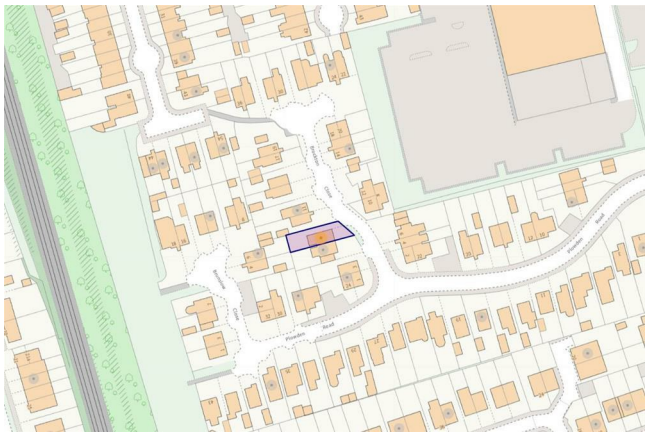
The residence also benefits from having a detached workshop, and an outside tap.

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 - 00030172000703
Council Tax band - B

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 22 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 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.

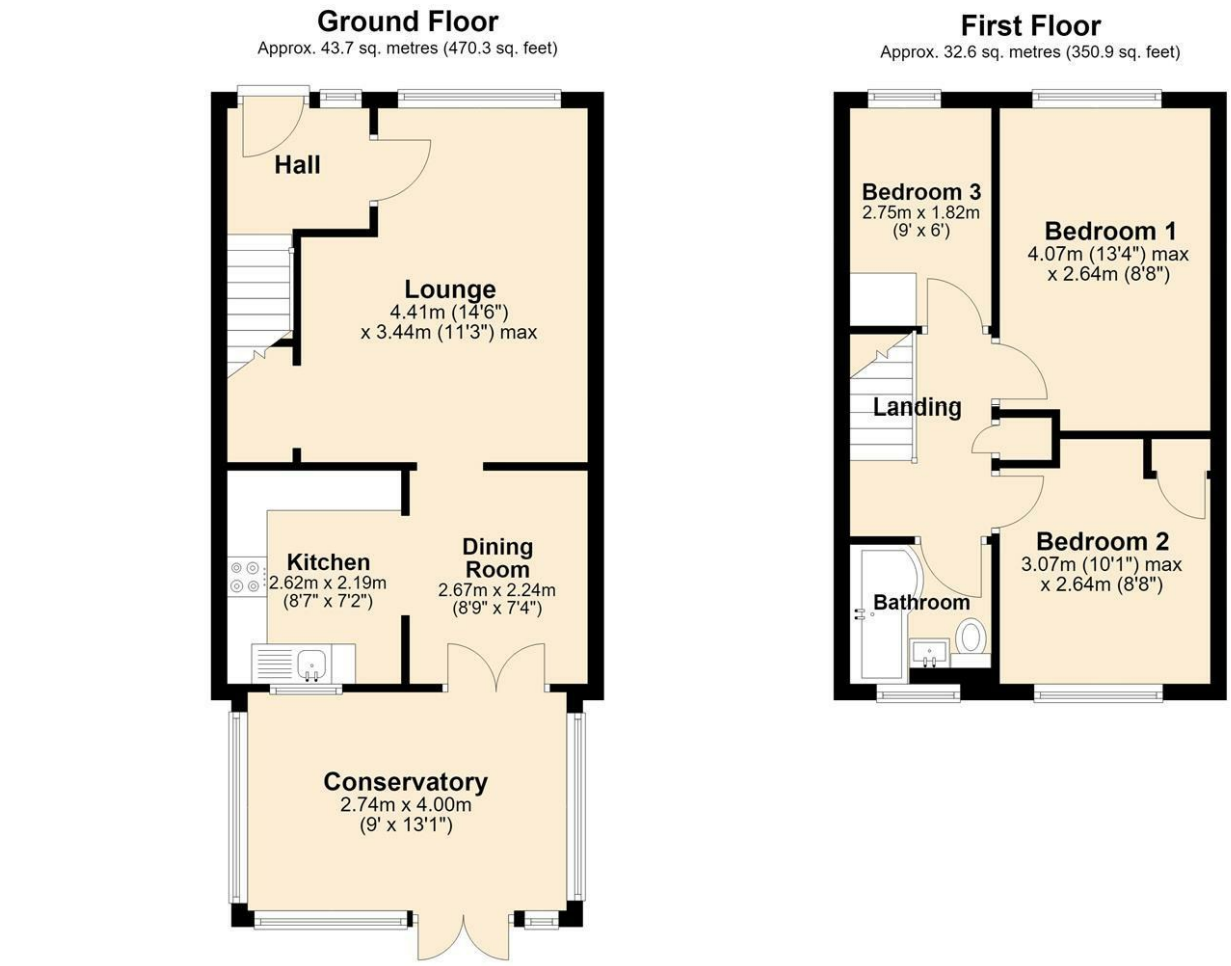
Free Market Appraisals / Valuations

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

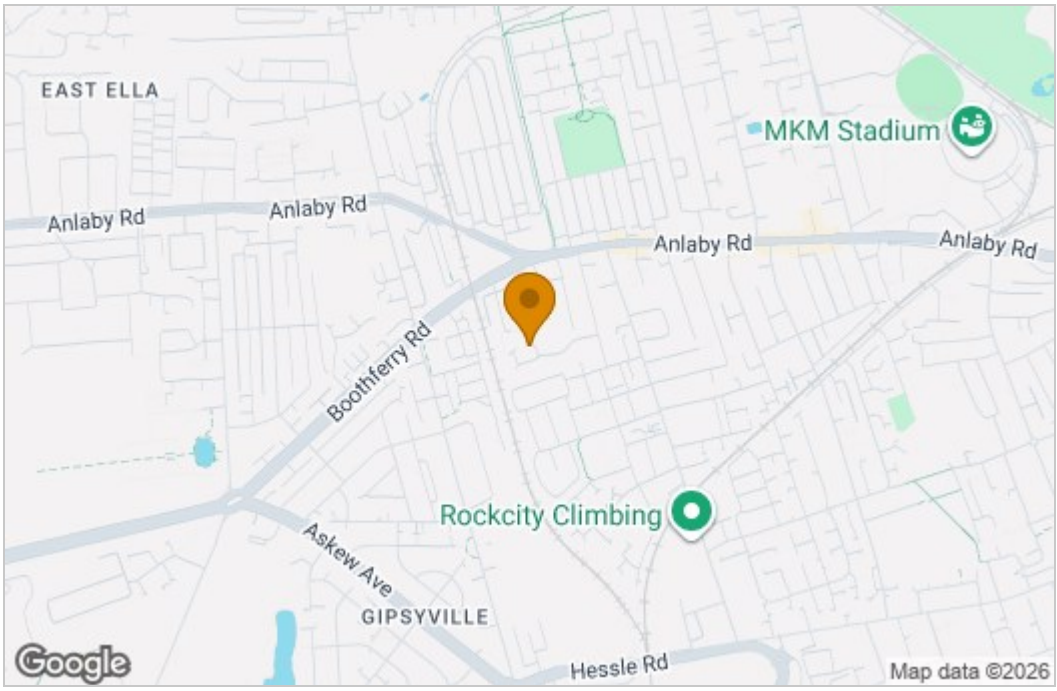
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

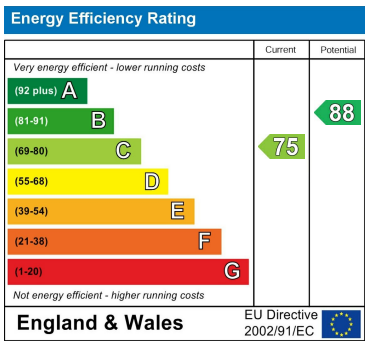


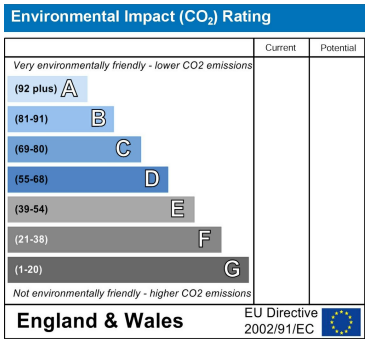
Total area: approx. 76.3 sq. metres (821.2 sq. feet)

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.

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