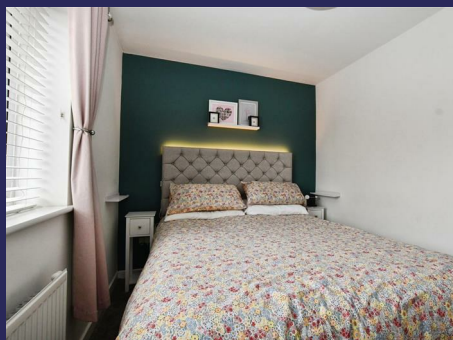


Whitakers

Estate Agents



63 Brockwell Park, Hull, HU7 3FH

Asking Price £144,950

A FABULOUS OPPORTUNITY FOR FIRST TIME BUYERS

THIS MODERN "MEWS"-STYLE HOME IS IDEAL FOR FIRST-TIME BUYERS, YOUNG COUPLES OR THOSE LOOKING TO TAKE THEIR FIRST STEP ONTO THE PROPERTY LADDER. THE WELL-PRESENTED ACCOMMODATION BRIEFLY COMPRISES AN ENTRANCE HALL, A SPACIOUS OPEN-PLAN LOUNGE FLOWING INTO A FITTED DINING KITCHEN WITH INTEGRATED APPLIANCES, A GROUND-FLOOR WC, TWO WELL-PROPORTIONED BEDROOMS AND A BATHROOM TO THE FIRST FLOOR.

THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING THROUGHOUT. EXTERNALLY, THERE IS A PLEASANT, ENCLOSED REAR GARDEN ALONG WITH OFF-STREET PARKING AND AN ALLOCATED PARKING SPACE TO THE FRONT OF THE PROPERTY. SITUATED ON THE POPULAR AND SOUGHT-AFTER KINGSWOOD DEVELOPMENT, THIS HOME IS CONVENIENTLY LOCATED CLOSE TO THE WIDE RANGE OF SHOPS AND LEISURE FACILITIES THAT KINGSWOOD HAS TO OFFER.

EARLY ENQUIRIES TO ARRANGE A VIEWING ARE ENCOURAGED.

Entrance Hall



Doorway leading to the open plan downstairs space, staircase to the first floor and radiator.

Lounge 22'1" x 9'0" (6.74 x 2.76)



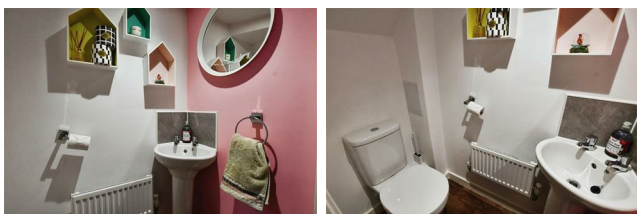
Having French doors to the rear aspect giving access to the rear garden and there are two radiators. Opens to:

Fitted Kitchen



A good range of fitted floor and wall units with contrasting preparation surfaces having an inset one and a half bowl sink unit with mixer tap and there is a matching breakfast bar. Window to the front aspect, partially tiled walls, plumbing for an automatic washing machine and integrated appliances include an electric oven, an electric hob and a stainless steel overhead extractor canopy.

Downstairs W/C



Featuring a low-level WC, wash hand basin with pedestal, radiator and extractor fan.

Bedroom One 7'9" x 12'1" (2.37 x 3.70)



Window to the rear aspect and radiator.

Bedroom Two 7'8" x 12'1" (2.36 x 3.70)



Two windows to the front aspect, radiator and a useful built in storage cupboard above the bulkhead.

Bathroom



A white suite comprising a panelled bath, wash hand basin with pedestal, and low-level WC. The bathroom also features partially tiled walls, a radiator, an extractor fan, and a shower over the bath with a glass shower screen.

Outside



To the front of the property, there are off street car parking amenities and to the rear, an enclosed garden of good proportion laid mainly to lawn and a paved patio area.

Council Tax
Hull City Council - Band B

Tenure
This property is freehold

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 sales 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.

Material Information:

Construction -Brick under a tiled roof

Conservation Area - No

Flood Risk -Very low

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

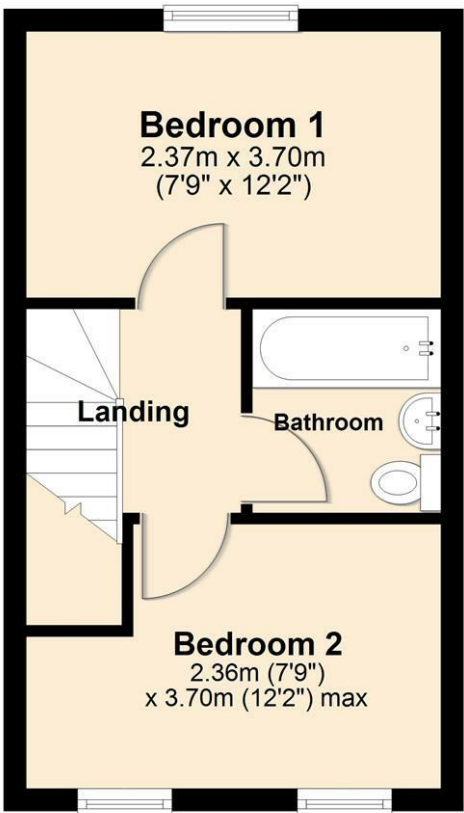
Planning -No

Floor Plan

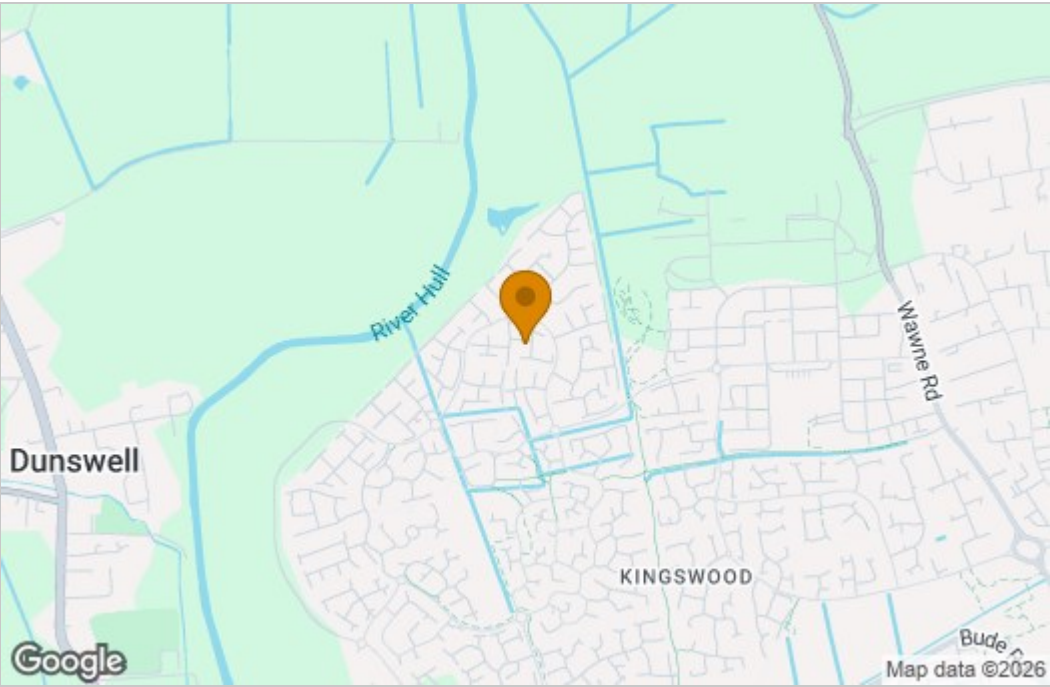
Ground Floor



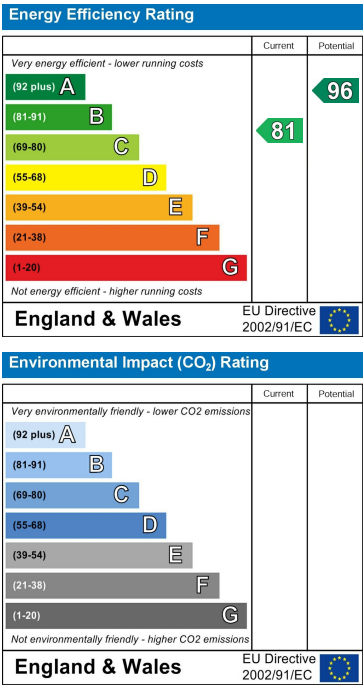
First Floor



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.