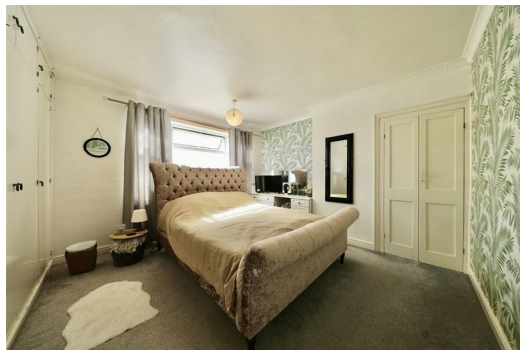




SYMONDS + GREENHAM

Estate and Letting Agents



28 Brooklands Road, Hull, HU5 5AD

£125,000

BEAUTIFULLY PRESENTED, THIS SPACIOUS TWO-BEDROOM HOME OFFERS A STUNNING REAR GARDEN WITH A PURPOSE-BUILT BAR, GARAGE, AND A FANTASTIC LOCATION CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS.

Nestled on the charming Brooklands Road in Hull, this delightful terraced house presents an excellent opportunity for first-time buyers or those looking to downsize. With its traditional bay windows, the property exudes character while offering bright and spacious accommodation throughout.

Upon entering, you are welcomed into a beautiful lounge that provides a perfect space for relaxation and entertaining. The large kitchen, seamlessly leading to a stunning rear garden, ideal for enjoying sunny afternoons or hosting gatherings. The garden also features a purpose-built bar and a garage, adding to the appeal of outdoor living.

The property comprises two generously sized double bedrooms, ensuring ample space for rest and privacy. A well-appointed bathroom completes the interior, catering to all your needs.

Brooklands Road is situated in a highly sought-after residential area, known for its excellent local amenities. Residents will benefit from regular public transport links to the City Centre and surrounding areas, making commuting a breeze. Families will appreciate the proximity to various schools, colleges, and academies, all within a short distance. Additionally, the ever-popular KC Stadium is just a pleasant stroll away, along with local shops conveniently

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "A"

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

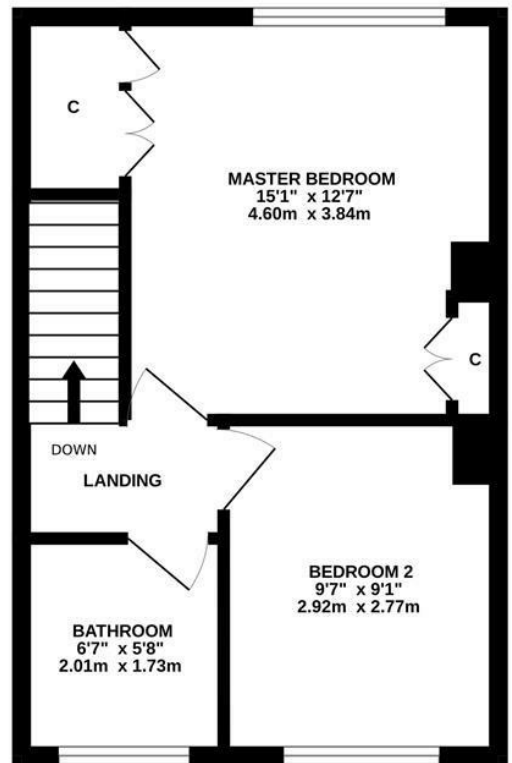
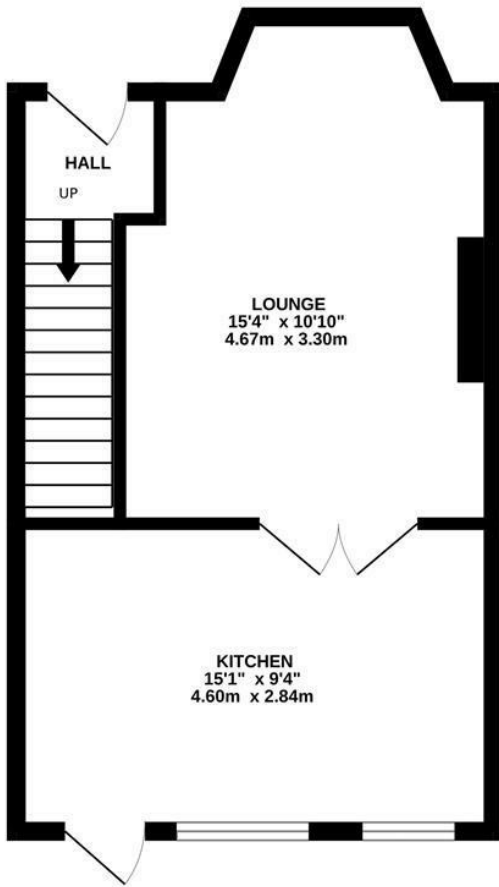
Symonds + Greenham have been informed that this property is Freehold.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

