

Whitakers

Estate Agents



50 Brooklands Road, Hull, HU5 5AD

£110,000

** NO ONWARD CHAIN **

Whitakers Estate Agents are pleased to introduce this traditional mid-terrace property, attractively priced with excellent scope for enhancement and ideally suited to a first-time buyer or young family seeking to benefit from the wide range of local amenities and transport links available around Spring Bank West.

Externally to the front approach, there is a gravelled garden with decorative planting, enclosed by a brick boundary wall. A new owner may wish to lower the kerb and create off-street parking, subject to the necessary permissions.

Upon entry, the resident is greeted by an entrance lobby that leads into an open-plan lounge / dining room that incorporates a cloakroom / utility, and a fitted kitchen. A fixed staircase rises to the first floor, which boasts a principal bedroom, a second bedroom with fitted storage, and a bathroom furnished with a three-piece suite.

The enclosed rear garden is low maintenance in design, being partly laid to lawn with faux grass and enhanced by a raised gravelled area, complemented by a patio seating area. A pathway leads to a detached garage, whilst a gate within the boundary fencing provides access to the vehicle-accessible ten-foot.

The accommodation comprises

Front external



Externally to the front approach, there is a lawned garden with decorative planting, enclosed by a brick boundary wall. A new owner may wish to lower the kerb and create off-street parking, subject to the necessary permissions.

Ground floor

Entrance lobby

UPVC double glazed door, central heating radiator, and laminate flooring. Leading to :

Open plan lounge / dining room



Lounge 15'3" x 12'0" (4.66 x 3.67)



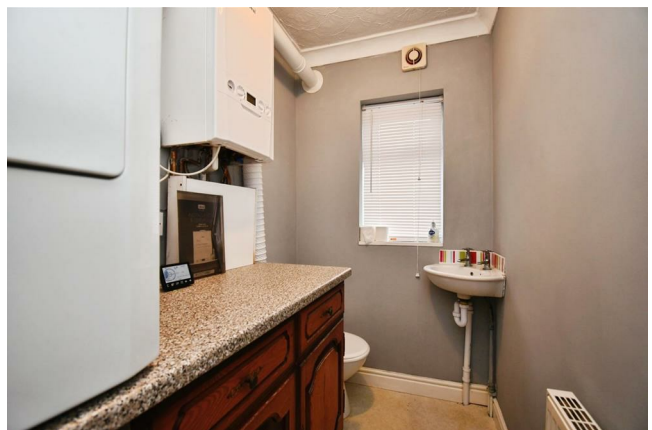
UPVC double glazed bay window, central heating radiator, fireplace with marbled inset / hearth with decorative wooden surround, and carpeted flooring.

Dining area 9'4" x 15'1" (2.86 x 4.60)



Central heating radiator, under stairs storage cupboard, and carpeted flooring.

Cloakroom / utility



UPVC double glazed window, central heating radiator, fitted with floor level units with a worktop above, plumbing for a dryer, and vinyl flooring. Furnished with a two-piece suite comprising wash basin with dual taps, and low flush W.C.

Kitchen 7'11" x 9'7" (2.43 x 2.93)



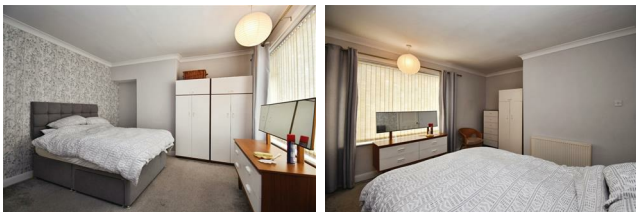
UPVC double glazed door and window, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

First floor

Landing

With access to the loft hatch, and leading to :

Bedroom one 12'1" x 15'1" maximum (3.70 x 4.61 maximum)



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

Bedroom two 9'8" x 6'6" (2.95 x 2.00)



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

Bathroom



UPVC double glazed window, central heating radiator, built-in storage cupboard, and fully tiled walls with vinyl flooring. Furnished with a three-piece suite comprising 'P' shaped panelled bath with mixer tap and electric shower, pedestal sink with mixer tap, and low flush W.C.

Rear external

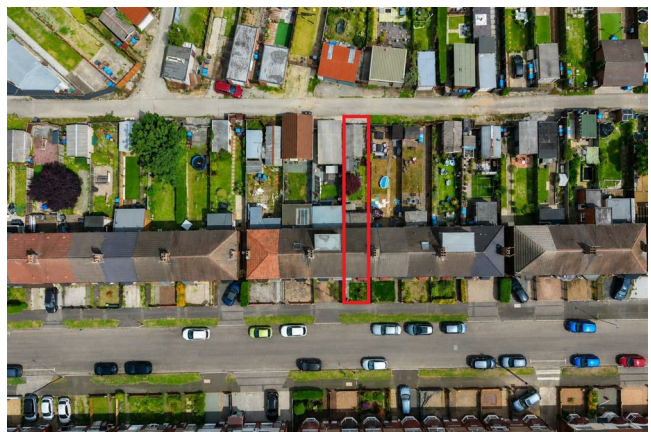


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Additional features

The residence also benefits from having an outside tap, and a wooden storage shed.

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 - 00070269005006

Council Tax band - A

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 19 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.

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 silicitors 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.

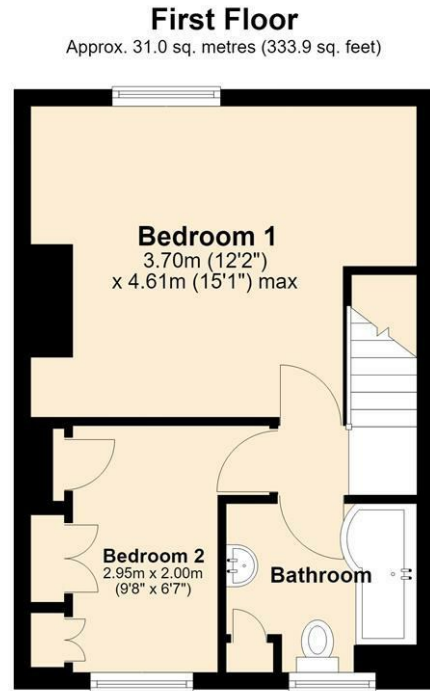
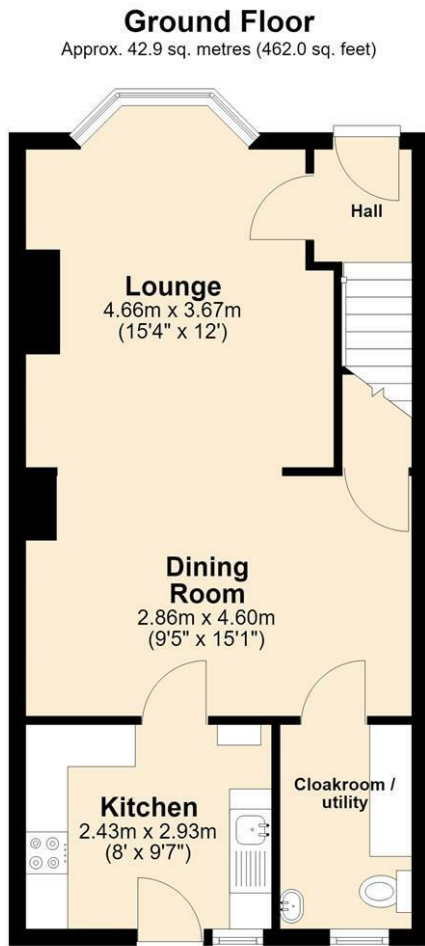
Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

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

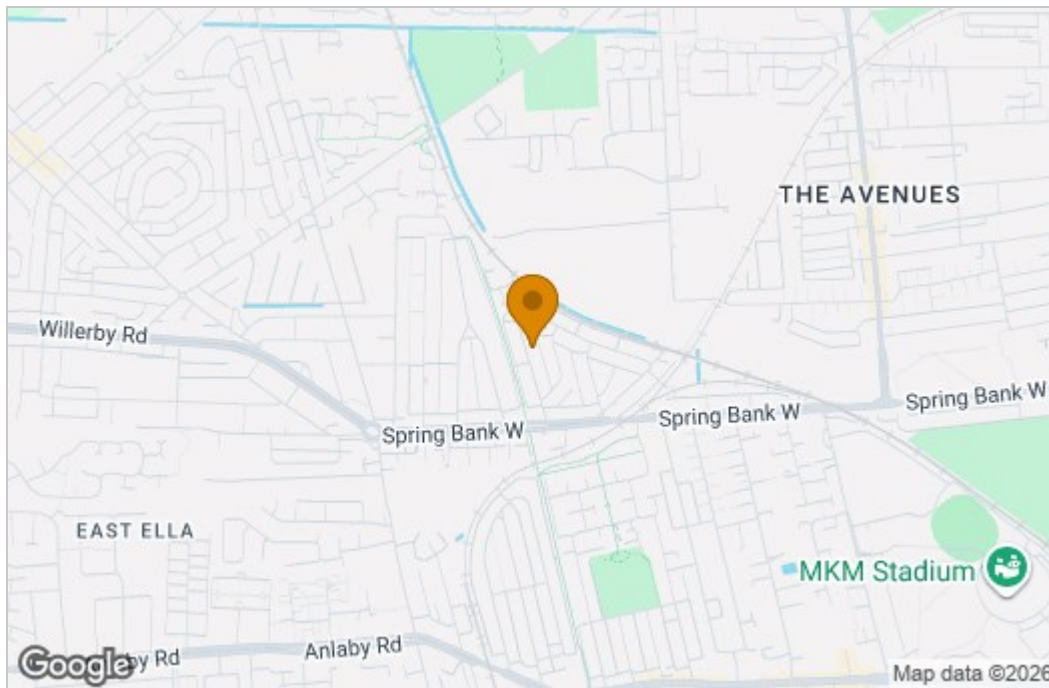
point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Floor Plan



Total area: approx. 73.9 sq. metres (795.9 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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