Whitakers
Estate Agents









103 Brooklands Road, Hull, HU5 5AE

£122,500

** NO ONWARD CHAIN **

Situated along Brooklands Road in a well-established residential area of West Hull, this two-bedroom terraced property offers a practical layout, off-street parking and a low-maintenance rear garden, making it an appealing choice for first-time buyers, downsizers and those looking for a manageable home.

Externally, the front approach is predominantly gravelled, providing off-street parking accessed via a dropped kerb, with a paved pathway leading to the entrance.

Inside, an entrance lobby opens into a welcoming lounge featuring a bay window, decorative fireplace and useful understairs storage. To the rear, the open-plan kitchen/dining room provides a sociable setting for everyday living, with a range of fitted units, integrated cooking appliances and space for a dining table. A door also provides direct access to the garden.

Upstairs the first floor comprises two bedrooms, with the principal bedroom benefiting from two windows, alongside a family bathroom fitted with a three-piece suite and shower over the bath.

Outside, the enclosed rear garden has been arranged with ease of maintenance in mind, combining paved seating areas, gravelled sections and raised planters. A garage provides additional storage, whilst a rear

The accommodation comprises

Front external
Externally, to the front approach, the property benefits from a low-maintenance garden, predominantly laid to gravel and accommodating off-street parking, accessed via a dropped kerb. A paved pathway leads to the main entrance, whilst timber fencing defines the boundary.

Ground floor

Entrance lobby
UPVC double glazed door with side window, and carpeted flooring. Opening to :

Lounge 12'8" x 14'2" (3.88 x 4.32)



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

Open plan kitchen / dining room



Kitchen area 8'3" x 12'3" (2.53 x 3.74)



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

Dining area 5'4" x 14'2" (1.65 x 4.32)



Central heating radiator, and lino flooring.

First floor

Landing
Carpeted flooring, and leading to :

Bedroom one 11'8" x 14'2" (3.57 x 4.32)



Two UPVC double glazed windows, central heating radiator, and carpeted flooring.

Bedroom two 7'1" x 8'3" (2.16 x 2.54)



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

Bathroom



UPVC double glazed window, central heating radiator, and panelled to splashback area with tiled flooring. Furnished with a three-piece suite comprising panelled bath with dual taps and mixer shower, vanity sink with dual taps, and low flush W.C.

Rear external





The enclosed rear garden has been thoughtfully arranged for ease of maintenance, featuring a combination of gravelled areas and paved pathways, together with a patio providing space for outdoor seating and dining. Timber fencing and decorative trellis panels define the boundaries, whilst raised planters add a touch of greenery. A garage provides useful storage space, whilst a gate incorporated into the rear boundary fencing allows access to the vehicle-accessible ten-foot.

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 - 00070269010305
Council Tax band - A

EPC rating

EPC rating - D

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three

/ O2
Broadband - 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 Declaration

We 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 show 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.

The agents 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.

Free Market Appraisals / Valuations

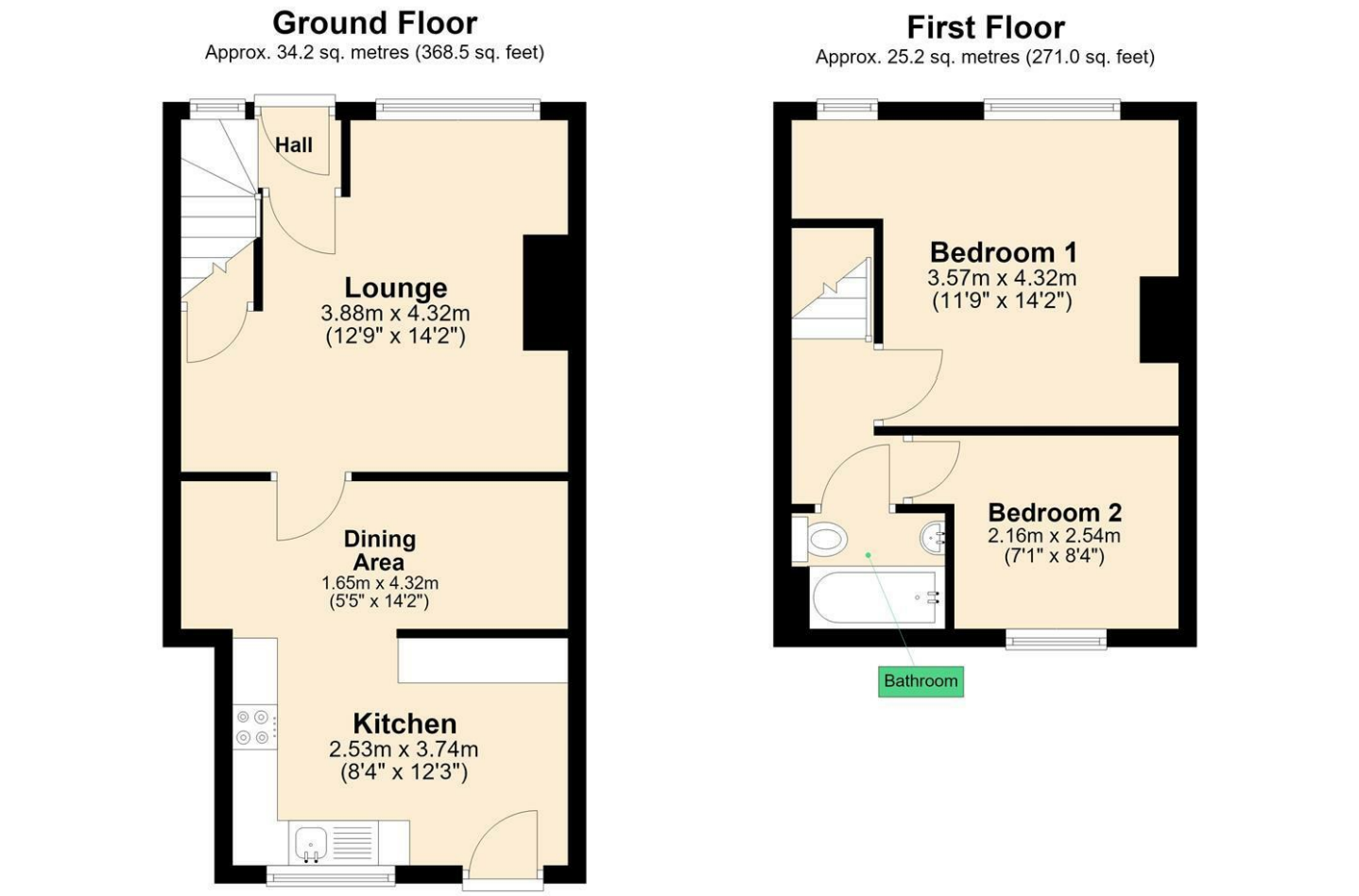
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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.

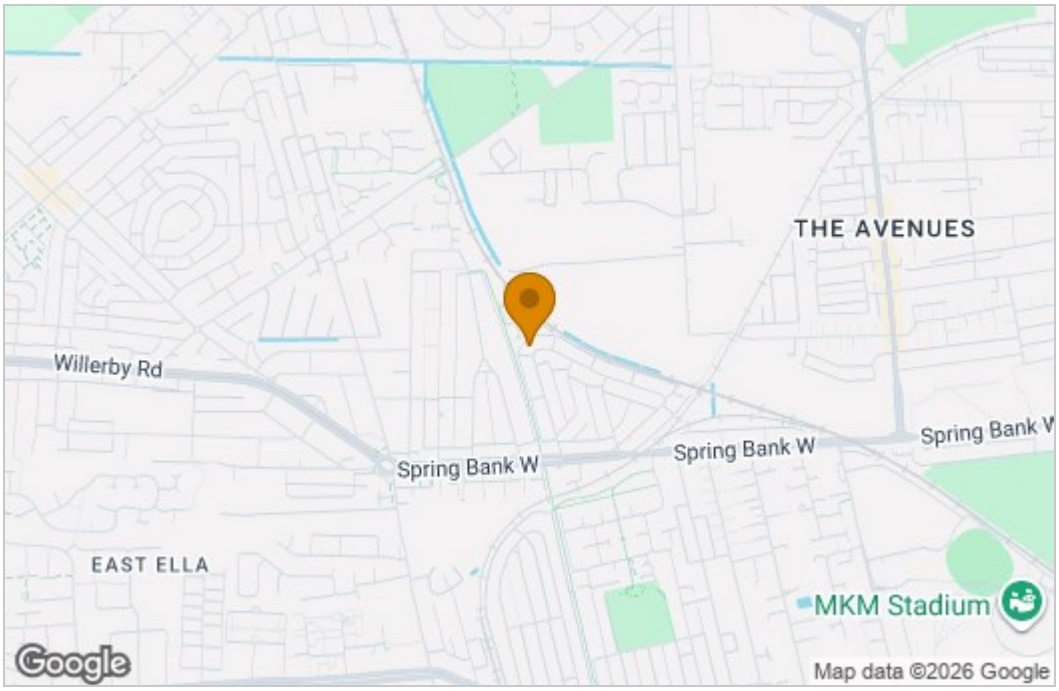
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

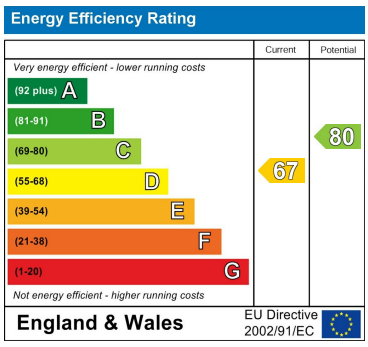


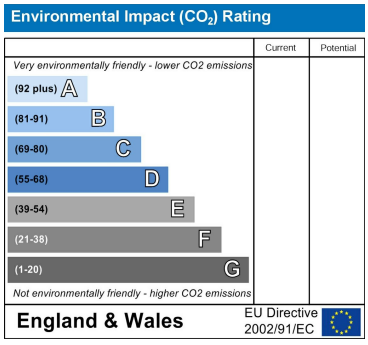
Total area: approx. 59.4 sq. metres (639.5 sq. feet)

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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