



## 251 Brooklands Road, Hull, East Yorkshire, HU5 5AG

- Well Presented Two Bedroom Mid Terrace House
- Off Road Front Parking and Rear Garage
- Tasteful Decoration
- Modern Kitchen and Shower Room
- Entrance - Lounge - Kitchen - Conservatory
- Highly Recommended For Viewing
- Conservatory Addition to the Rear
- Plantation Shutters to Some Rooms
- Gas Central Heating System and Double Glazing
- Two Bedrooms - Shower Room - Parking - Garage - Rear Garden Area

Offers In The Region Of £137,500



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# 251 Brooklands Road, Hull, East Yorkshire, HU5 5AG

Two bedroom mid terrace house, highly recommended for an early viewing to fully appreciate this super home. Located off Spring Bank West the property is well placed for local amenities and within a short commute of the city centre. The well presented accommodation comprises:- Entrance with access to lounge, kitchen with access to conservatory, two first floor bedrooms and shower room. Off road parking to the front and garage at the rear via ten foot access. Rear garden area. Gas fired central heating system and double glazing. Viewing via Leonards.

## Location

Located off Woodgate Road and Spring Bank West the property is within a short commute of local facilities. The city centre is within a short commute, which contains a wide range of shopping, main line train station and bus station.

## Entrance

Main front entrance door provides access into the property. Window to the side elevation. Wooden effect flooring. Open plan access into:

## Lounge

14'2" x 12'9" (4.320m x 3.898m)

Window to the front elevation with shutter. Radiator. Wooden effect flooring. Stairs lead off to the first floor accommodation. Access into:

## Kitchen

14'1" x 6'0" (4.310m x 1.832m)

Fitted with a modern range of base and wall units. Contrasting work surfaces over incorporate the single drainer sink unit and have tiled splashbacks. Appliances of Electric oven with gas hob and hood over. Space for fridge/freezer, washing machine and dishwasher. Tiled effect flooring. Window to the rear elevation and access door into the conservatory.

## Conservatory

12'0" x 9'11" (3.682m x 3.040m)

Overlooking the rear garden with door to the rear. Wooden effect flooring. Radiator.

## First Floor

Access to rooms off.

## Bedroom One

11'1" x 11'7" to back of wardrobes (3.396m x 3.533m to back of wardrobes)

Window to the front elevation with shutters. Range of wardrobes. Radiator.

## Bedroom Two

6'11" to wardrobes x 7'3" (2.110m to wardrobes x 2.214m)

Window to the rear elevation with shutters. Wardrobe which also contains the Ideal gas fired central heating boiler. Wooden effect flooring. Radiator.

## Shower Room

4'10" x 4'10" (1.483m x 1.475m)

Suite of shower cubicle with mains shower, wash hand basin and WC. Window to the rear elevation. Tiling to the walls. Inset ceiling lights and extractor fan. Towel rail radiator.

## Outside

The property has a low maintenance front area with provision for off road parking with drop kerb in place. The enclosed rear garden has decked, stoned and paved areas.

## Garage

13'11" x 19'3" (4.251m x 5.870m)

A generous size garage with up and over door, light, power and rear personal access door. Access to the garage is from the rear ten foot.

## Energy Performance Certificate

The current energy rating on the property is D (74).



### **Mortgage Advice**

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **Purchaser Outgoings**

From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes. Local Authority Reference Number 00070269025103. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### **Referral Fees**

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

### **Services**

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### **Tenure**

The tenure of this property is Freehold.

### **Viewings**

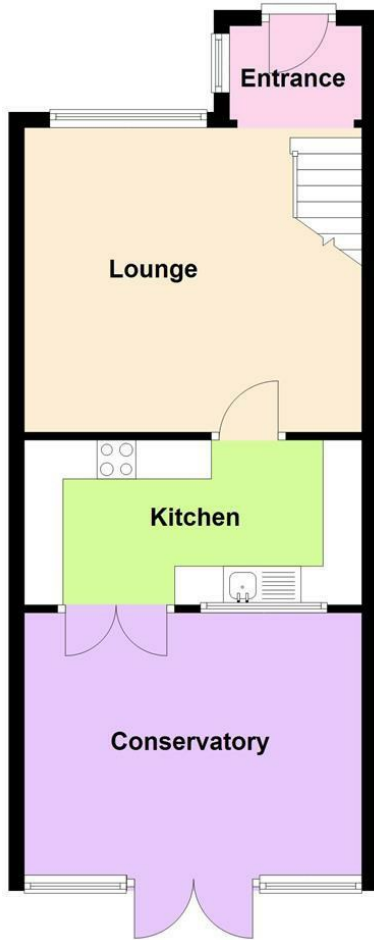
Strictly through the sole agents Leonards 01482 375212/01482 330777

### **Free Sales Market Appraisal/Valuation**

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. \*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



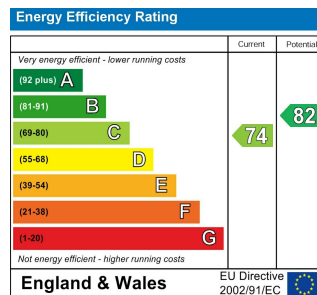
### Ground Floor



### First Floor



251 Brooklands Road, Hull



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