



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

- Mid Terrace House
- Entrance Lobby with Stairs off
- Ground Floor Wet Room
- First Floor with Rooms off
- Gardens with Garage
- Requires Updating and Improvements
- Lounge and Dining Room
- Rear Facing Kitchen
- Two Bedrooms and Box Room
- No Forward Chain

**Offers In Excess Of £84,000**



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: [info@leonards-property.co.uk](mailto:info@leonards-property.co.uk)

Website: [www.leonards-property.co.uk](http://www.leonards-property.co.uk)

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: [brough@leonards-property.co.uk](mailto:brough@leonards-property.co.uk)



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

Two bedroom plus box room mid terrace house, offered for sale with No Forward Chain. The property requires a scheme of updating and improvements throughout. Located off Woodgate Road and Spring Bank West. The accommodation comprises:- Entrance lobby with stairs to the first floor accommodation, lounge, dining room, kitchen and wet room. First floor with two bedrooms and box room. Gardens with garage at the rear (requires attention). Part gas fired central heating system (not tested) and part 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 Lobby

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation. Access into:

## Lounge

12'0" to back of cb x 14'7" into bay (3.669m to back of cb x 4.457m into bay)  
Bay window to the front elevation, fire surround with fire (not tested), two radiators and under stairs cupboard.

## Dining Room

9'4" to cb x 9'1" (2.870m to cb x 2.779m)  
Window to the rear elevation, fire surround with fire (not tested) and radiator.

## Kitchen

7'3" x 9'2" (2.232m x 2.814m)  
Containing base and wall units, work surfaces with single drainer sink unit. Space for appliances, windows to the side and rear elevations with side entrance door.

## Wet Room

4'0" x 9'0" (1.226m x 2.761m)  
Shower unit, wash hand basin and WC. Part tiled walls and window to the rear elevation.

## First Floor Landing

Access to rooms off.

## Bedroom One

12'0" + recess x 13'11" into bay (3.661m + recess x 4.259m into bay)  
Two windows to the front elevation, radiator and cupboard.

## Bedroom Two

7'11" to back of cupboards x 9'10" (2.424m to back of cupboards x 3.007m)  
Window to the rear elevation and cupboards.

## Box Room

4'10" x 6'8" max (1.495m x 2.043m max)  
Window to the rear elevation, cupboards with gas fired central heating boiler (not tested) and cylinder tank (not tested).

## Gardens

There is a small front garden area and larger rear garden area with garage (in need of attention/repair/clearance).

## Energy Performance Certificate

The current energy rating on the property is D (63).



### **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 00070269019206. 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 procuration fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

### **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 not 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 currently unregistered.

### **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.

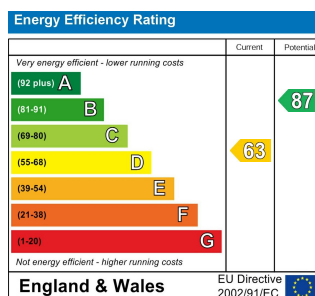




Potential Layout for guidance purposes only.  
Room Measurements are approx.

Plan produced using PlanUp.

**192 Brooklands Road, Hull**



Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.

View all our properties at....



**LEONARDS**  
SINCE 1884