





The Property Specialists

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**32 Brooklands, Hull HU7 4WA**  
**Offers in the region of £415,000**



- Detached family home
- Six double bedrooms
- Two bathrooms
- Three reception rooms
- Modern fitted kitchen with built-in and integrated appliances
- Low maintenance garden
- Block sett driveway and parking
- Ideally situated for local amenities
- Viewing a must
- EPC Rating: Awaited. Council Tax Band: E

Located within this ever popular residential area and in an ideal location for those wishing to commute to Hull city centre, the motorway networks and nearby amenities we are delighted to present to the market this truly exceptional detached family residence. Positioned over three floors, the property offers space and versatility with welcoming entrance hallway and downstairs cloaks, spacious lounge with feature fireplace and French doors to garden, dining room, conservatory with solid roof and French doors to garden which has been transformed into a fabulous entertainment room, modern fitted kitchen with a host of built-in and integrated appliances, and utility room. The first floor houses four double bedrooms, one of which is fitted, an en-suite shower room and a superb four piece bathroom. The second floor hosts two further double bedrooms and storage. The garden is designed for ease of maintenance and features a hot tub which is available by separate negotiation. To the front of the property there is a private block sett driveway providing parking for several vehicles and leading to the integral garage. Simply ready to key turn and move in, this delightful property now awaits its new owners to which an early viewing is an absolute must!

LOCATION

Brooklands is located off Sutton Road. Turning left onto Leads Road, the cul-de-sac is located on the right. Ideally sitauted for Kingswood retail park, Sutton village and Hull city centre.

Situated in East Yorkshire, on the banks of the Humber Estuary, Hull is a city boasting superb culture, attractions, industry and transport, all of which make it a fantastic place to call home. The historic Old Town and scenic waterfront have long attracted artists and poets, and now people flock to enjoy the eclectic shopping, vibrant nightlife, and rich culture of this dynamic city. Hull University is popular with both UK and overseas students. The Avenues which surround the University have such a cosmopolitan vibe with art, great restaurants and café bars. The M62 and Humber Bridge routes provide great commutability making it a popular place to live, with a main line railway station and two large bus companies serving the area and further afield.

THE ACCOMODATION COMPRISES

GROUND FLOOR

A white uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Wood laminate flooring and staircase to the first floor accommodation. Access to:

W.C.

Two piece suite comprising low level w.c. and pedestal wash hand basin. Door leading into the garage.

LOUNGE

17'5" x 12'11" (5.31m x 3.94m)  
uPVC double glazed French doors opening out into the rear garden with side windows, TV aerial point and feature fireplace with living flame gas fire.

DINING ROOM

12'8" x 11'3" (3.86m x 3.43m)  
Attractive wood laminate flooring and French doors leading into the day room.

CONSERVATORY/DAY ROOM

12' x 11'4" (3.66m x 3.45m)  
This conservatory with a solid roof has been transformed to provide a bar and entertaining area, great for family living and great for parties! Having French doors to the garden.

KITCHEN

13'9" x 12'2" (4.19m x 3.71m)  
uPVC double glazed window to the front elevation, an extensive range of ivory Shaker style base and wall units with wood effect work surfaces and tile splashbacks, stainless steel double electric fan oven, stainless steel gas hob and chimney extractor, integral wine fridge, integrated dishwasher, one and a quarter bowl sink unit with drainer and mixer tap and attractive Karndean style flooring.

UTILITY ROOM

Space and plumbing for washing machine and wall mounted gas central heating boiler.

FIRST FLOOR

LANDING

uPVC double glazed window to the front elevation and staircase to the second floor.

BEDROOM 1

15'7" x 13'8" to warcrobes (4.75m x 4.17m to warcrobes)  
uPVC double glazed window to the front elevation and a full wall of fitted wardrobes providing hanging and storage facilities.

EN-SUITE

7'9" decreasing to 4'4" x 6'3" (2.36m decreasing to 1.32m x 1.91m)  
uPVC double glazed window to the side elevation, modern three piece suite in white comprising independent shower cubicle, wash hand basin set in vanity unit and low level w.c., full tiled walls and floor and extractor.

BEDROOM 2

12'8" max x 12' (3.86m max x 3.66m)  
uPVC double glazed window to the rear elevation. Wood laminate flooring.

BEDROOM 3

15'9" x 9'4" (4.80m x 2.84m)  
uPVC double glazed window to the front elevation. Wood laminate flooring.

BEDROOM 4

9'4" x 9'3" max (2.84m x 2.82m max)  
uPVC double glazed window to the rear elevation.

BATHROOM

8'4" x 7'11" plus shower cubicle (2.54m x 2.41m plus shower cubicle)  
uPVC double glazed window to the rear elevation, modern four piece suite in white comprising walk-in independent shower cubicle, panelled bath and vanity unit housing low level w.c. and wash hand basin, all beautifully finished with fully tiled walls and contrasting tiled floor.

SECOND FLOOR

LANDING AREA

Access to:

STORAGE CUPBOARD

13'6" x 4'4" (4.11m x 1.32m)

BEDROOM 5

9'5" x 9'4" (2.87m x 2.84m)  
uPVC double glazed window to the side elevation. Wood laminate flooring

BEDROOM 6

15'7" x 13'8" (4.75m x 4.17m)  
uPVC double glazed window to the side elevation. Wood laminate flooring.

OUTSIDE

To the front of the property there is a block sett driveway providing parking for several vehicles and an integral garage with up-and-over door, power and light.

The rear garden is designed for ease of maintenance with an

astro turfed awn and large stone patio. There is also a hot tub with outside power point which is available by separate negotiation. The garden offers great outdoor space.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email [cottingham@qandc.net](mailto:cottingham@qandc.net)



VIEWINGS Strictly by appointment through the Sole Agent’s Cottingham Office on 01482 844444 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.