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QUICK & CLARKE

The Property Specialists

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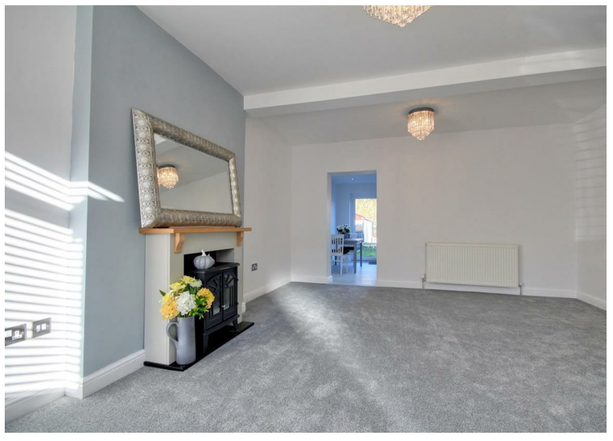

237 Brooklands Road, Hull HU5 5AG

£139,950

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- Remodelled refurbished end town house
- No forward chain!
- Larger than average plot
- Stunning throughout!
- New fitted contemporary dining kitchen
- Spacious Lounge Dining Room
- Newly fitted first floor Shower Room
- Two Bedrooms (one fitted and one with walk in small dressing area)
- Side driveway and Garage
- EPC:

Located within this ever popular residential area and presented to the market with no chain. This spacious end town house has been subject to an immense full refurbishment programme now providing stylish contemporary elevations throughout with the added benefit of a large plot! Offered with no forward chain! Enjoying uPVC double glazing and gas central heating with new boiler, the meticulously styled accommodation enjoys, Entrance, spacious Lounge/Dining room with feature fireplace, stunning contemporary dining kitchen with built in appliances. To the first floor the landing leads to Two Bedrooms (one with mirrored sliderobes and one with walk in small dressing area) and a contemporary, superb newly fitted shower room. Good size garden, private driveway providing ample off street parking and leads to the detached garage. Viewing is a definite must!

LOCATION

Located in this popular residential area for first time buyers, just tucked away off Spring Bank West, providing ideal access for Hull city centre, Willerby, Anlaby, Hessle and surrounding areas.

The official name for Hull is KINGSTON UPON HULL. Hull is Yorkshire's only waterfront city. The city is well known for its white telephone boxes, the Humber Bridge and its connections with poet Philip Larkin and pioneering English Pilot Amy Johnson. With an extensive range of shopping facilities, entertainment facilities, the Old Town and its Land of Green Ginger, the city is a superb mixture of modern and historic interest. The city centre provides access to the A63/M62 motorway with further trunk routes located over the Humber Bridge. Hull rightly won the City of Culture in 2017 with so many beautiful places of interest to view. The marina shows some great boats and yachts off with the recently re-developed fruit market now with a host of eateries, local delis and small businesses – a great diverse place to walk around and take in all the city has to offer!

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into entrance hallway having staircase leading to the first floor accommodation.

LOUNGE / DINING ROOM

19'1 x 13'11 max (5.82m x 4.24m max)
(19'1 x 13'11 decreasing to 7'10) uPVC double glazed window to the front elevation, modern fireplace housing an electrical remote controlled fire, TV aerial point and access to the understairs storage cupboard which houses the utility meters. An opening leads into the breakfast kitchen.

DINING KITCHEN

13'7 x 11'6 (4.14m x 3.51m)
uPVC double glazed windows to the rear and side elevation and uPVC double glazed French doors opening out into the rear garden. An extensive range of new fitted contemporary white gloss base and wall units incorporating storage drawers with worksurfaces and contrasting tiled splashbacks. Stainless steel electric oven, four ring gas hob with stainless steel splashback and extractor over. Integrated washing machine and dishwasher. Sink unit with drainer and mixer tap. Gas central heating boiler.

FIRST FLOOR

LANDING

BEDROOM 1

11'3 x 7'1 plus doorwell (3.43m x 2.16m plus doorwel)
uPVC double glazed window to the front elevation, door leading into walk-in dressing room.

WALK-IN DRESSING ROOM

Storage facilities and uPVC double glazed window to the front elevation.

BEDROOM 2

9'8 x 8'6 (2.95m x 2.59m)
uPVC double glazed window to the rear elevation, modern mirrored sliderobes providing hanging and storage facilities.

SHOWER ROOM

6'7 x 5'3 (2.01m x 1.60m)
uPVC double glazed window to the rear elevation. Contemporary modern suite in white enjoys wash hand basin in large vanity with storage, low level WC and large independent walk-in shower.

EXTERNAL

To the front of the property there is an enclosed garden. A side driveway provides off-street parking and leads down to a single detached garage which has up & over door.

The rear garden is of good proportions and provides a great outside area.

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 Willerby office on 01482 651155 for prior appointment to view.

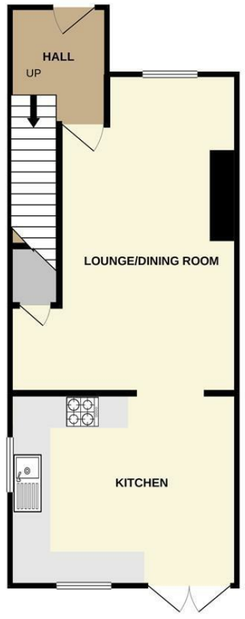
FINANCIAL SERVICES

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 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 Willerby office on 01482 651155 or email willerby@qandc.net

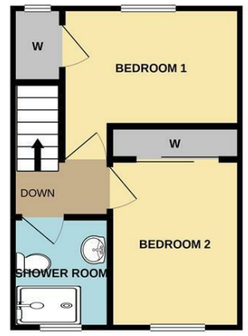
EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . 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.