



**144 Brooklands Road, Hull HU5 5AG**  
**£124,950**

- Traditional town house
- No Chain!
- Ideal first time purchase
- Lounge leading to Dining Room
- Modern Kitchen
- Two DOUBLE Bedrooms
- Modern first floor Bathroom
- Well tended garden
- Single garage and off street parking to the rear
- EPC: Awaited

Located in this ever popular residential area and presented to the market with no chain. This well presented bay fronted town house is ideal for first time buyers. Enjoying majority uPVC double glazing and gas central heating, the accommodation enjoys Entrance Hall, Spacious Lounge/Dining Room, modern fitted Kitchen and to the first floor the landing leads to TWO DOUBLE Bedrooms and a modern Bathroom. The garden provides great outdoor space and to the rear there is a single garage and off street parking which is accessed via the tenfoot. Viewing is a must to appreciate this immense property!

#### LOCATION

Brooklands Road is located off Spring Bank West and lies only a couple of miles West of the city centre of Hull.

The official name for Hull is KINGSTON UPON HULL. The people from the city are known as "Hullensians". 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

A door leads into:

#### ENTRANCE HALLWAY

Staircase leading to the first floor accommodation.

#### LOUNGE/DINING ROOM

23'10" x 15' decreasing to 11';11" (7.26m x 4.57m decreasing to 3.35m;3.35m)  
uPVC double glazed walk-in bay window to the front elevation. To the lounge area there is a waxed pine Adam style fire surround with granite back and hearth incorporating a living flame gas fire. TV aerial point. Double doors opening into:

#### KITCHEN

11'10" x 8'8" (3.61m x 2.64m)  
Two uPVC double glazed windows and a uPVC door with glazed inserts leading out into the rear garden, ivory fronted base and wall cupboards with work surfaces and coordinating tile splashbacks, space and plumbing for washing machine, space for under counter fridge and space and provision for cooking, tiled flooring and one and a quarter bowl sink unit with drainer and mixer tap.

#### FIRST FLOOR

#### LANDING

#### BEDROOM 1

15' decreasing to 12' x 11'9" plus bay (4.57m decreasing to 3.66m x 3.58m plus bay)  
uPVC double glazed walk-in bay window to the front elevation.

#### BEDROOM 2

9'11" x 8'1" (3.02m x 2.46m)  
uPVC double glazed window to the rear elevation and cupboard housing the gas central heating boiler.

#### BATHROOM

6'7" x 6'8" (2.01m x 2.03m)  
uPVC double glazed window to the rear elevation, modern three piece suite in white comprising panelled bath with shower over, pedestal wash hand basin and low level w.c., fully tiled walls with mosaic blue border tiling.

#### OUTSIDE

To the front of the property is an enclosed low maintenance garden.

The rear South facing garden is of good proportions and provides a great outdoor space. With a terrace providing a patio seating area which leads down to a lawned garden with stocked borders, there is a path providing access to the rear gate which leads onto the tenfoot. The single garage and off street parking is accessed via the tenfoot.

#### 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 majority uPVC Double Glazing.

#### TENURE

We believe the tenure of the property to be to be Freehold (to 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.



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.

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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