

Whitakers

Estate Agents



26 Brockton Close

, Hull, HU3 5QH

Asking Price £135,000



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Hallway

Side entrance door and cloaks cupboard. Leading to the Lounge.

Lounge

14'4" x 11'7" (4.36 x 3.52)

UPVC double glazed windows leading to the conservatory, laminate flooring and coved ceiling. Staircase to landing off and Adam style fireplace with a marbled back and hearth and a living flame gas fire.

Kitchen

11'7" x 10'11" (3.54 x 3.33)

UPVC double glazed window, central heating radiator, a range of base, drawer and wall units with pelmet and cornice rails and fitted work surfaces with tiled splash backs. Colour coded one and half bowled single drainer sink unit with mixer tap, plumbed for an automatic washing machine and dishwasher. Tiled flooring and integrated appliances including a stainless steel split level oven and hob with cooker hood over and integrated fridge freezer.

Conservatory

UPVC double glazed windows and French Windows leading to the garden, with underfloor heating.

First Floor Landing

UPVC double glazed window, central heating radiator

Bedroom One

11'9" x 12'2" (3.57 x 3.70)

UPVC double glazed window, laminate flooring, a full range of contemporary fitted furniture in a high gloss white finish with silver sparkle colour fittings

comprising: wardrobes, dressing table, over-bed storage and bedside cabinet.

Bedroom Two

8'6" x 11'1" (2.60 x 3.38)

UPVC double glazed window, laminate flooring and storage cupboard.

Bedroom Three

11'1" x 7'6" (3.37 x 2.28)

UPVC double glazed window, central heating radiator and laminate flooring.

Bedroom Four

8'10" x 7'7" (2.68 x 2.30)

UPVC double glazed window, central heating radiator and laminate flooring.

Shower Room

UPVC double glazed window, heated towel rail, fully tiled and fitted with a stunning three piece suite comprising: shower cubicle, pedestal wash basin and a low flush WC with concealed cistern within a range of high gloss grey finish cabinets with silver colour fittings, ceiling spotlights and an extractor fan.

To The Front

To the front of the property is block paved garden providing off street parking with a further drive and car port.

To The Rear

To the rear of the property there is paved patio and gravelled garden with fencing to the surround.

Garaging

Large concrete sectional detached garage.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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Road Map



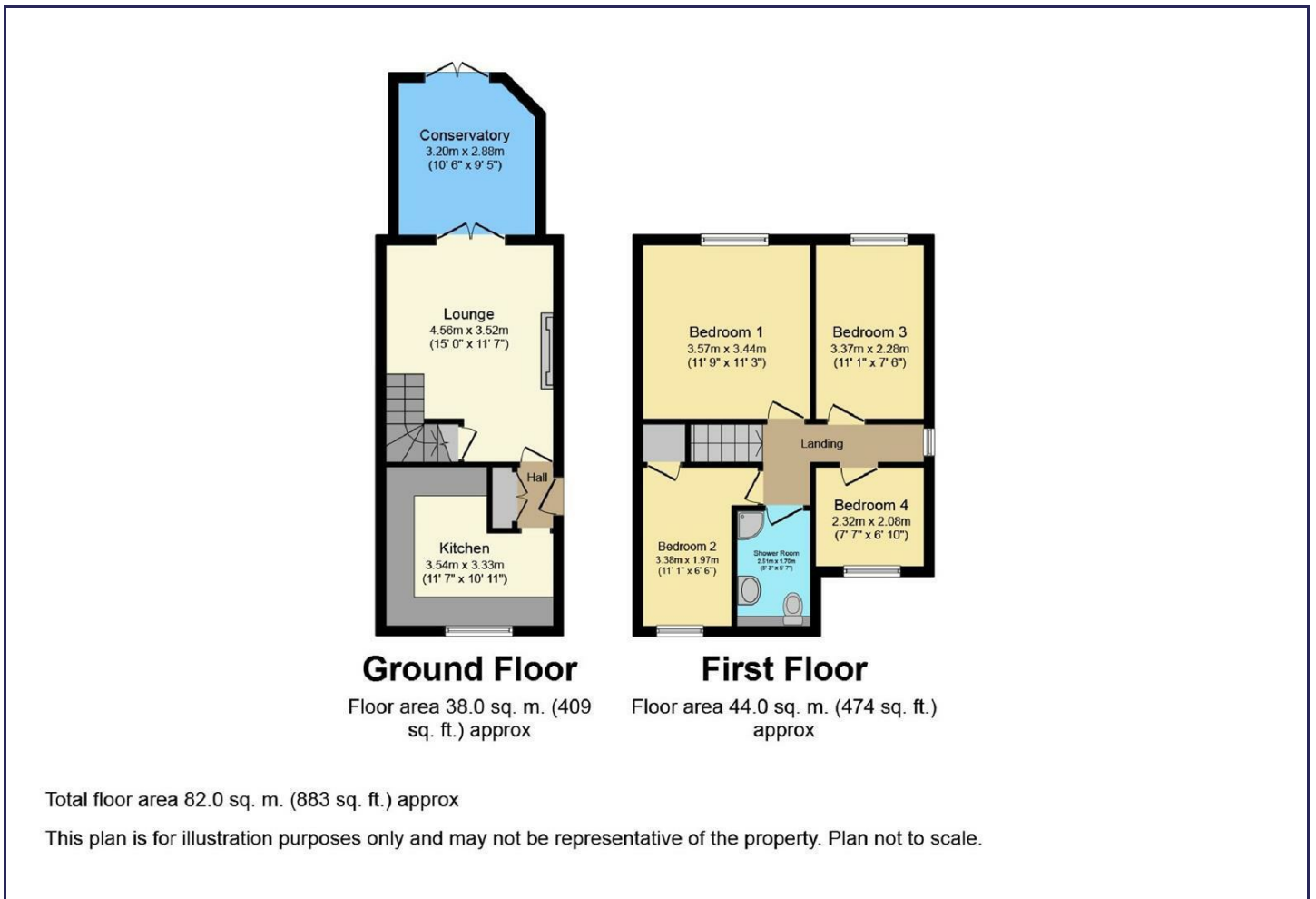
Hybrid Map



Terrain Map



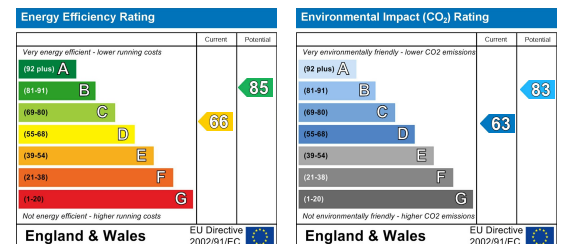
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - West Hull Office Office on 01482 330490 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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