

Brooklands Road, Hull, HU5 5AD

£800 Per Month

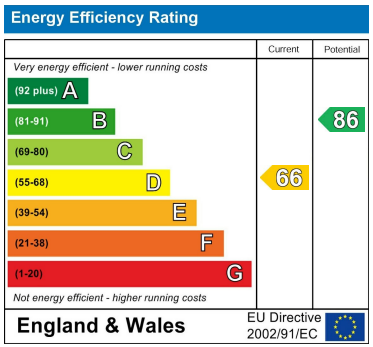
Philip Bannister

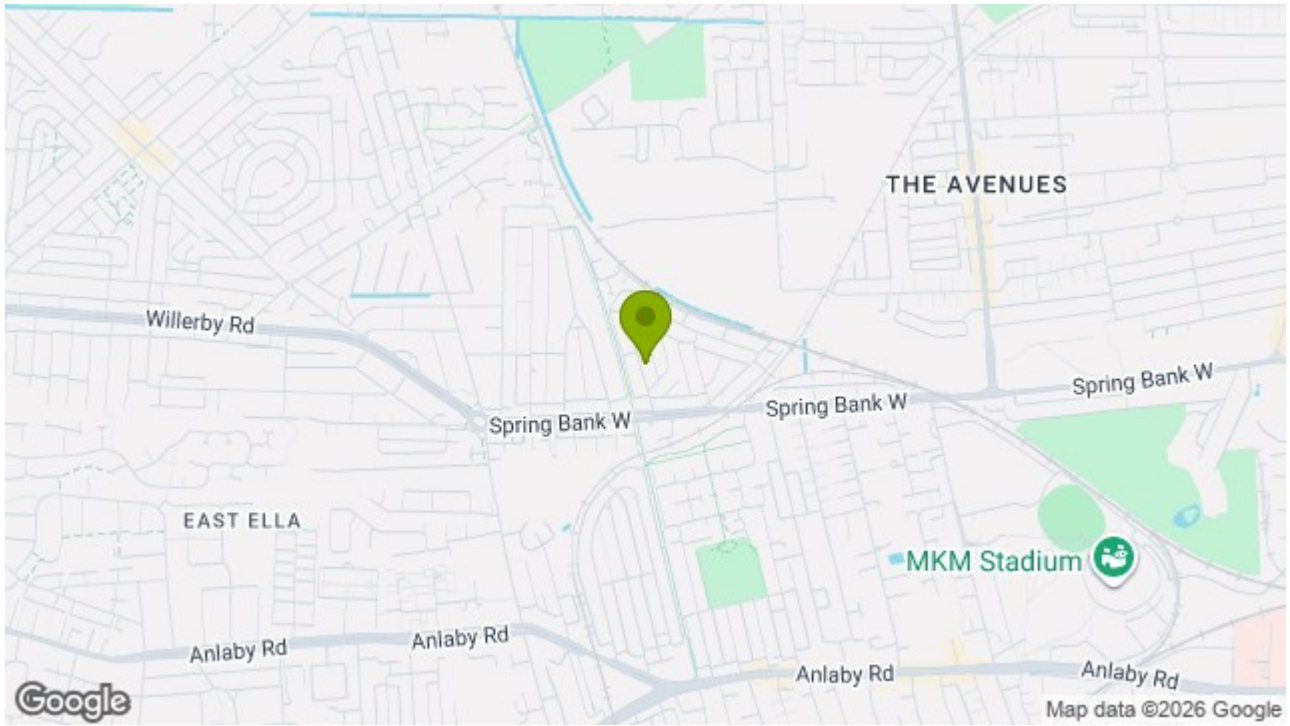
Brooklands Road, Hull, HU5 5AD

Offered Unfurnished - A fabulously presented two-bedroom home. Offering a fabulous dining kitchen, contemporary shower room, well-proportioned bedrooms and living space, the property also benefits from a pleasant rear garden and off-street parking to the rear. Situated in a popular and sought-after location, this superb home is presented to the highest standard.

Key Features

- Offered Unfurnished
- Popular Location
- Parking To The Rear
- Immaculately Presented
- Fabulous Kitchen
- Superb Rear Garden
- Off-Street Parking To Rear
- EPC =D













GROUND FLOOR;

ENTRANCE HALL
Providing access to the accommodation with stairs off.

LIVING ROOM
A generous living room with a feature fireplace housing an electric fire and a bay window to the front elevation.

DINING KITCHEN
Fabulous dining kitchen with a comprehensive range of light grey handles-less wall and base units, laminated work surfaces and upstands. Integrated appliances include a Fridge/Freezer, Electric Hob Unit, Electric Oven, Extractor and an Automatic Washing Machine. Further benefitting from ample dining space and French doors leading to the rear elevation.

FIRST FLOOR;

BEDROOM 1
A generous double bedroom with a window to the front elevation.

BEDROOM 2
A further double bedroom with window to the rear elevation.

SHOWER ROOM
With a three piece suite comprising of a shower enclosure, a WC and a vanity wash hand basin. Further benefitting from tiled flooring, a heated towel rail and a window to the rear elevation.

EXTERNAL;

FRONT
A pleasant forecourt with shaped lawn, walled border and a timber gate.

REAR
Superb rear garden with shaped lawn, timber fencing,

GENERAL INFORMATION
SERVICES - Mains water, electricity, gas and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.
DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A. (Hull City Council). We would recommend a tenant make their own enquiries to verify this.
VIEWING - Strictly by appointment with the sole agents.

TENANCY INFORMATION
The tenancy will be an Assured Periodic Tenancy (APT).
Bond/Deposit equal to One Months rent.
Sorry - No smokers.
Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£184.61). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If you application is successful, the holding deposit then forms part payment of your first months rent.

AGENTS NOTES
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.
In compliance with NTSTEAT Guidance on Referral









Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)



Approximate total area(1)

635 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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