



Boothferry Park Halt, Hull, HU4 6AY
£210,000

Philip
Bannister
Estate & Letting Agents

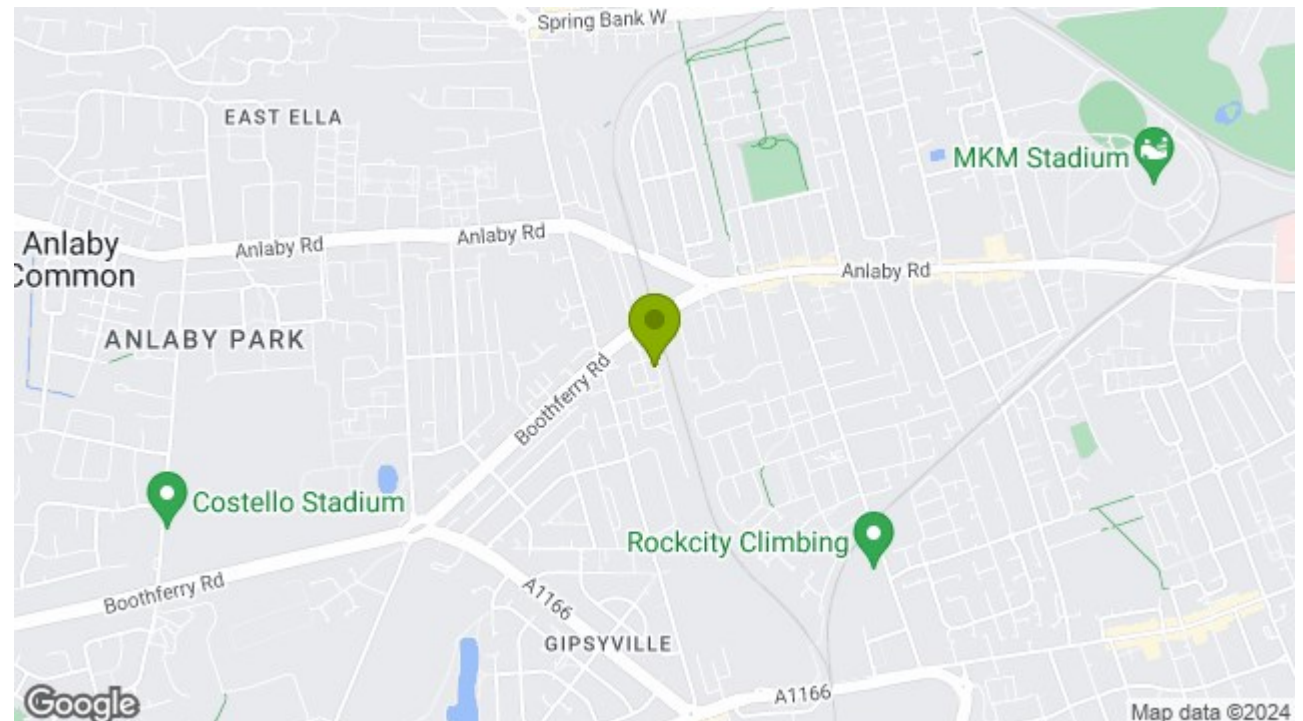
Boothferry Park Halt, Hull, HU4 6AY

This delightful three bedroom modern town house is situated within an ever popular development in West Hull. With flexible and generous accommodation throughout presented to the highest of standards. Benefitting from 2 reception rooms, 3 double bedrooms including a master bedroom suite. Early viewing is essential to avoid disappointment.

Key Features

- Modern Town House
- 3 Double Bedrooms
- Beautifully Presented
- Popular Location
- Ample Off-street Parking
- 2 Reception Rooms
- Master Bedroom Suite
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation.

WC

With low flush WC and a wash hand basin.

OFFICE/STUDY

8'8 x 13'10 (2.64m x 4.22m)

A flexible reception room currently utilised as a home office with window to the front elevation.

DINING KITCHEN

14'8 x 13'7 (4.47m x 4.14m)

Stunning dining kitchen with a range of wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include an Electric Hob, Electric Oven, Extractor Hoof, Fridge/Freezer, Automatic Washing Machine and an Automatic Dishwasher. Further benefitting from ample dining space, a tiled floor and French doors overlooking the garden.

FIRST FLOOR;

LIVING ROOM

14'8 x 13'10 (4.47m x 4.22m)

A generous living room with two windows to the front elevation and an electric fireplace.

WC

With low flush WC, a wash hand basin and a storage cupboard.

BEDROOM 3

14'8 x 8'9 (4.47m x 2.67m)

A bedroom of double proportions with two windows to the rear elevation.

SECOND FLOOR;

BEDROOM 1

12'8 + wardrobes x 12'9 max (3.86m + wardrobes x 3.89m max)

Master bedroom with laminate wood flooring, fitted wardrobes and two windows to the front elevation, with access to en-suite.

EN-SUITE

With a three piece suite comprising of a shower cubicle, vanity wash hand basin and a low flush WC. Further benefitting from partially tiled walls, laminated wood flooring and a heated towel rail.

BATHROOM

7'9 x 5'7 (2.36m x 1.70m)

With a three piece suite comprising of a panelled bath, low flush WC and a wash hand basin. Further benefitting from a tiled floor, tiled splashback and an extractor fan.

BEDROOM 2

A further bedroom of double proportions with two windows to the rear elevation.

EXTERNAL;

FRONT

With shaped lawn and a block paved footpath.

REAR

A raised step garden with artificially turfed lawn, decking area and raised planters.

PARKING

A side drive with parking for 2 vehicles.

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 D (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or



you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTES

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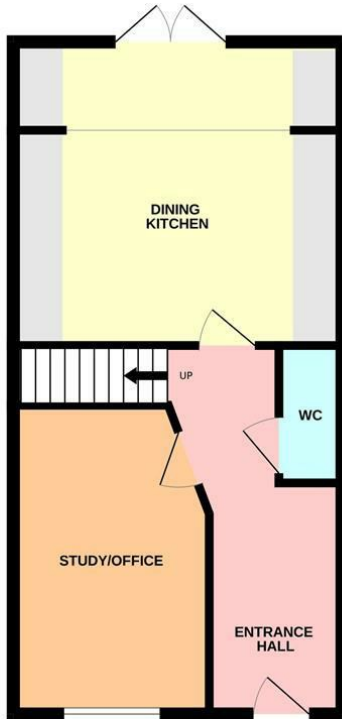
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therefore refer also to the room measurements detailed within this brochure.

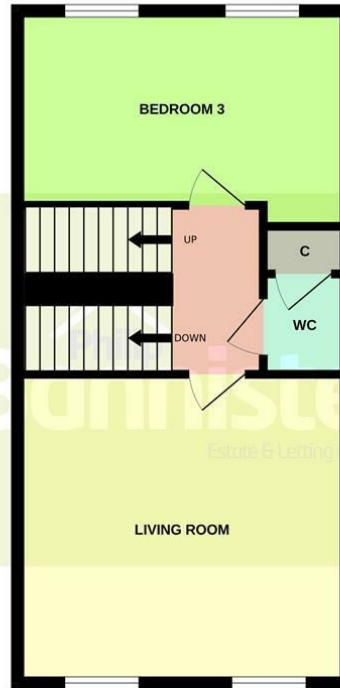
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100



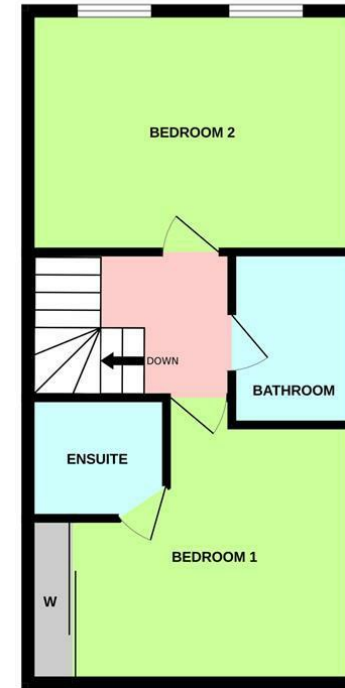
GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.7 sq.m.) approx.

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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