



Boothferry Park Halt, Hull, HU4 6BA
£129,950


**Philip
Bannister**
Estate & Letting Agents

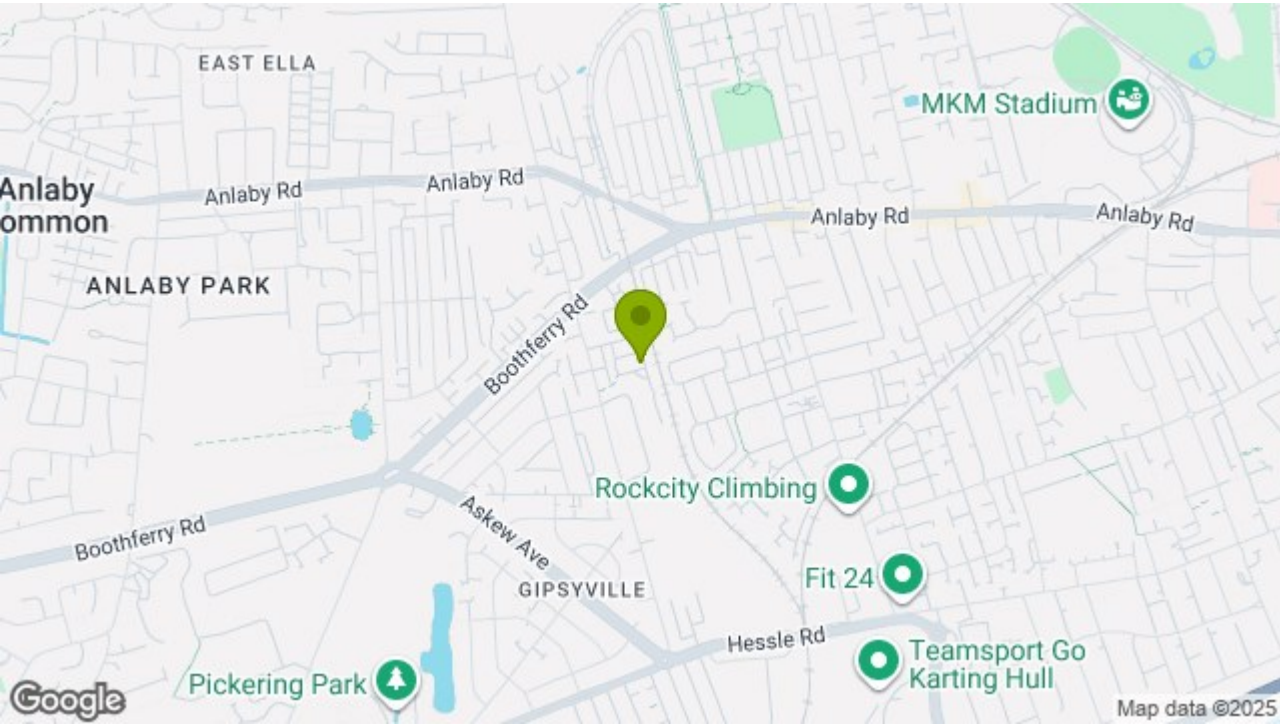
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This immaculate two-bedroom first-floor apartment is presented to an exceptionally high standard, offering modern living at its finest. Spacious and stylish throughout, it features an inviting open-plan layout, two well-proportioned bedrooms, and a sleek contemporary kitchen and bathroom. The property further benefits from its own driveway and garage, providing both convenience and valuable additional storage.

Key Features

- 2 Bedroom Apartment
- Drive & Garage
- Immaculately Presented
- Modern Living
- Spacious Throughout
- EPC =
- Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		





ENTRANCE HALL;

LIVING / DINING AREA

An open plan room with ample space for both living and dining with 3 sky lights and open to the Kitchen.

KITCHEN

With white gloss wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include an Electric Hob, Electric Oven, Extractor Hood, Automatic Dishwasher and a Fridge Freezer. Further benefitting from tiled flooring, recessed spotlights and a window to the front elevation.

BEDROOM 1

A bedroom of double proportions with fitted desk and chest of drawers, fitted sliding wardrobes and a window to the front elevation.

BEDROOM 2

A generous bedroom with fitted sliding wardrobes and a window to the front elevation.

BATHROOM

With a three piece suite comprising of a panelled bath with overhead shower and a vanity units housing a WC and a wash hand basin. Further benefitting from partially tiled walls, a heated towel rail and a skylight.

EXTERNAL;

PARKING

A drive to the front of the property.

GARAGE

With electric roller door, light, power and water supplies.

ESTATE FEES

We understand that an estate fee is payable annually of approximately £100.00 for this property and additional costs may be incurred transferring the deed of ownership from vendor to purchaser.

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 OR The property has the benefit of

sealed unit double glazing.

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 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.

AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

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.

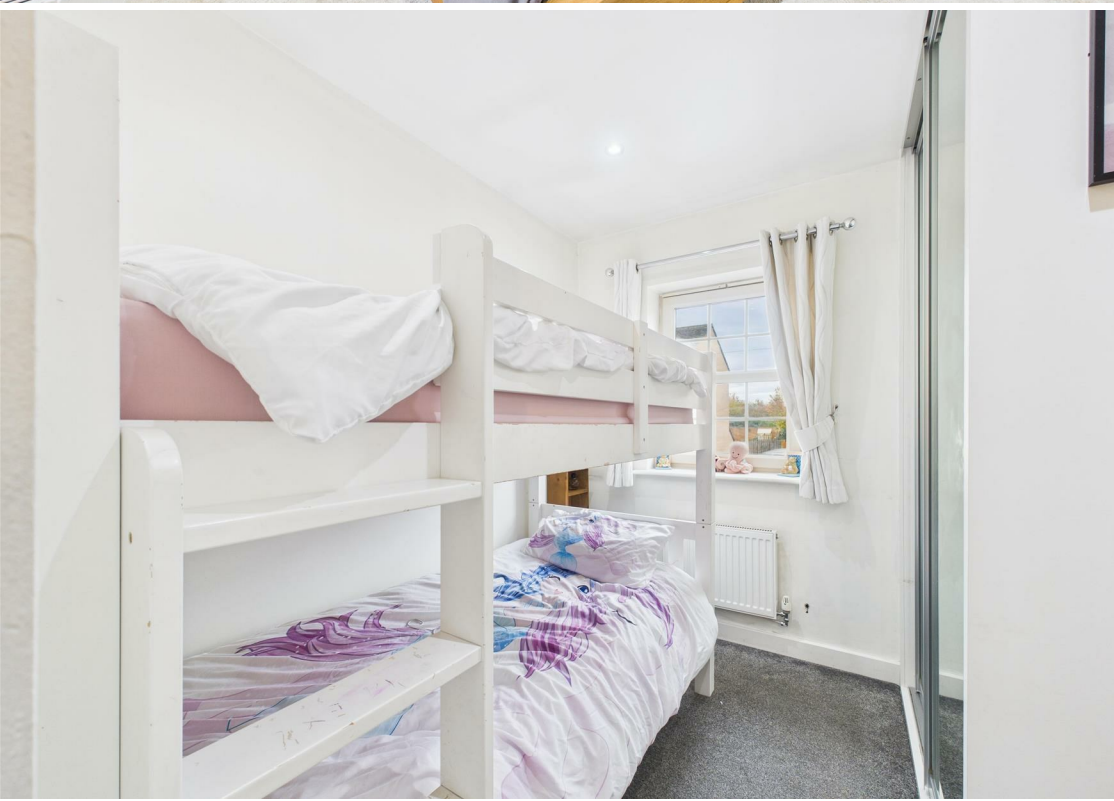
AGENTS NOTES

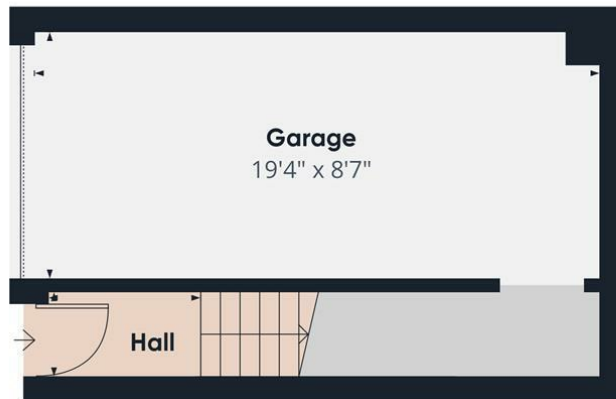
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dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations 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.

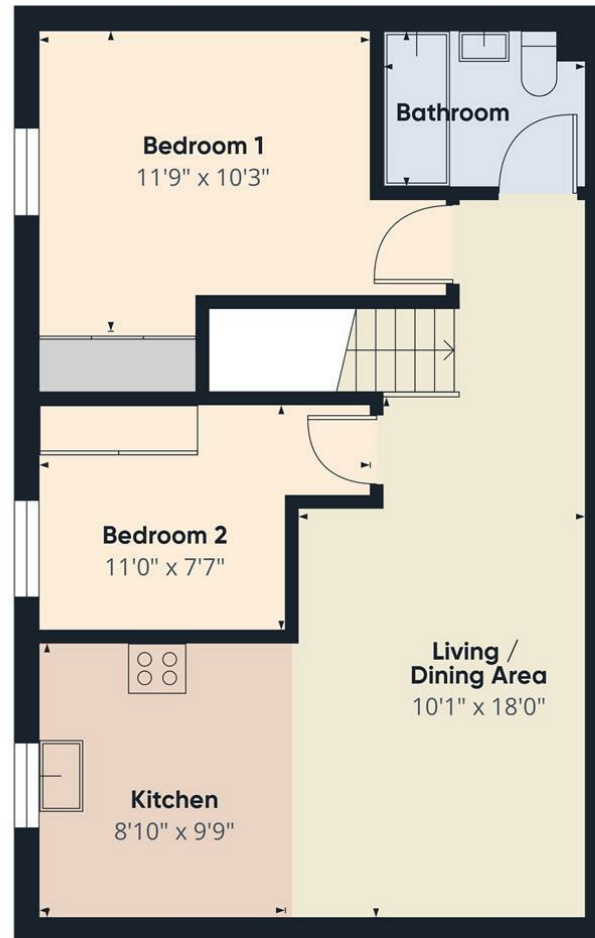
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip 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)





Ground Floor



First Floor

Bannister

Approximate total area^m
753 ft²

(1) Excluding balconies and terraces

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

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