

# Whitakers

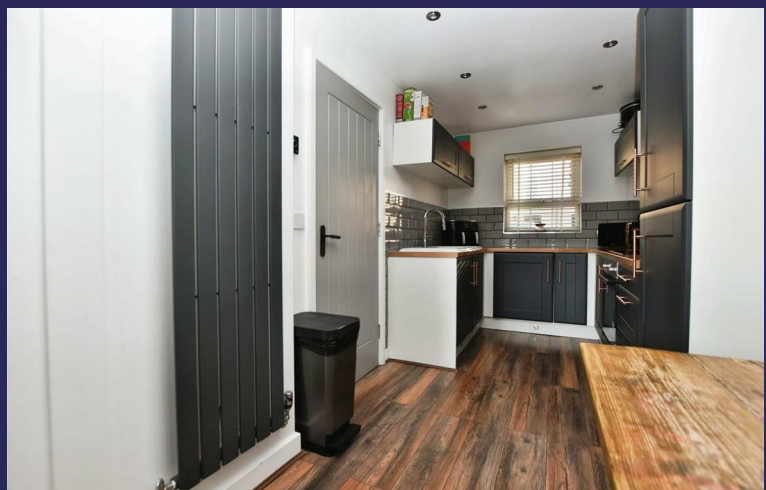
Estate Agents



## 85 Boothferry Park Halt

, Hull, HU4 6BA

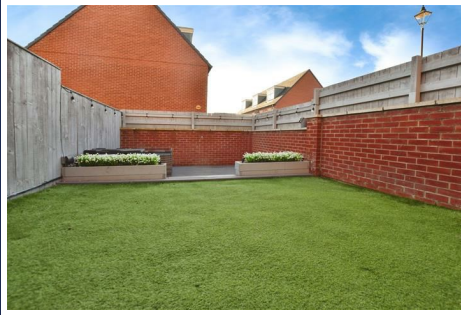
£175,000



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## Accommodation Comprises

### Entrance

Wooden glazed front door.

### Hallway

Understairs storage, laminate flooring and radiator.

### WC

Low flush WC, pedestal wash basin, radiator and laminate flooring.

### Kitchen / Diner

13'8 x 7'2 max (4.17m x 2.18m max)

UPVC double glazed window and vertical radiator. A range of base, wall and drawer units with work tops above and splash back tiles. Integrated oven and hob with extractor hood over, sink unit, washing machine and fridge freezer.

### Lounge

13'7 x 10'3 (4.14m x 3.12m)

UPVC double glazed French doors, wall mounted electric fire and radiator.

### First Floor Landing

Fixed stairs leading to bedroom one.

### Bedroom Two

12'0 x 10'4 (3.66m x 3.15m)

Two UPVC double glazed windows, fitted wardrobe and radiator.

### Bedroom Three

7'4 x 7'2 (2.24m x 2.18m)

UPVC double glazed window and radiator.

### Office

6'3 x 4'0 (1.91m x 1.22m)

UPVC double glazed window.

### Bathroom

7'1 x 5'5 (2.16m x 1.65m)

P shaped panelled bath, low flush WC, vanity sink unit, radiator and tiled floor and walls.

### Second Floor

#### Bedroom One

11'6 max x 10'2 (3.51m max x 3.10m)

UPVC double glazed window, storage cupboard and radiator.

#### Walk in dressing room

8'4 x 6'0 (2.54m x 1.83m)

Roof window and radiator.

#### En-suite

7'5 max x 8'5 (2.26m max x 2.57m)

Roof window, walk in enclosed mixer shower, pedestal sink unit, storage cupboard, tiled floor and radiator.

### Externally

Externally to the front is a low maintenance garden, and the rear garden has been landscaped with artificial grass and a decked seating area to enjoy the sun in the warmer months. The property also boasts off street parking and garage ( leasehold ).

### Estate Fees

We understand that an estate fee is payable annually for this property at approx £160.00 and additional costs may be incurred transferring the deed of ownership from vendor to purchaser.

Tel: 01482 657657



## Tenure

Freehold property - leasehold garage.

## Council Tax Band

Council Tax Band C.

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE/ Vodafone / Three / O2

Broadband - Basic 15 Mbps Ultrafast 1000 Mbps

Coastal Erosion - N/A

## Additional products and services

Whitakers 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.

## Disclaimer

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.

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## Sales 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.



Road Map



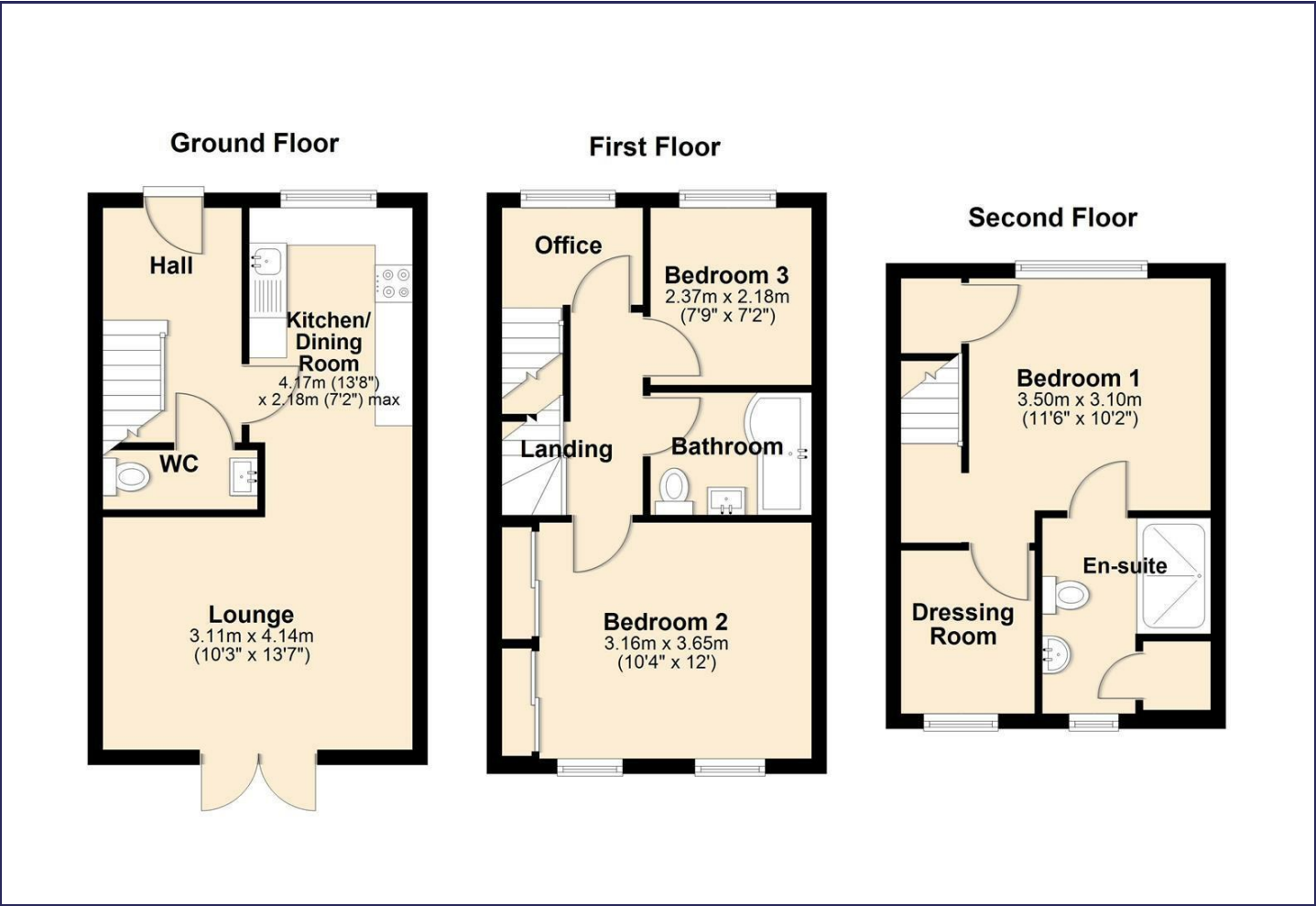
Hybrid Map



Terrain Map



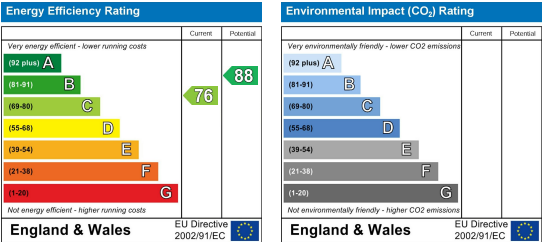
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.