



Boundary Way, Hull HU4 6DH

Welcome to

Boundary Way, Hull

Lovely Home On Boundary Way with - Entrance Hall, Lounge, Kitchen/Diner, 4 Bedrooms (Master With En Suite), Family Bathroom & Ground Floor Cloakroom, Gardens, Off Street Parking & Garage! Book your viewing today!



Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

Cloakroom

With low level wc, wash hand basin, radiator and double glazed window to the side.

Lounge

11' 4" x 18' 8" (3.45m x 5.69m)

With double glazed bay window to the front, 2 radiators, television point and electric wall heater.

Kitchen

14' 8" x 19' (4.47m x 5.79m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, breakfast bar, wine cooler, integrated dishwasher, integrated fridge freezer, double glazed window to the rear and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With double glazed window to the side, radiator, storage cupboard and loft access.

Bedroom 1

9' 7" x 13' 8" (2.92m x 4.17m)

With double glazed window to the front and radiator.

En Suite

En Suite with low level wc, wash hand basin, shower cubicle and radiator.

Bedroom 2

10' 2" x 10' 6" (3.10m x 3.20m)

With double glazed window to the rear and radiator.

Bedroom 3

7' 2" x 8' 4" (2.18m x 2.54m)

With double glazed window to the rear and radiator.

Bedroom 4

8' 4" x 8' 7" (2.54m x 2.62m)

With double glazed window to the front and radiator.

Bathroom

Bathroom with bath with mains shower over, wash hand basin, low level wc and double glazed window to the side.

Outside

Front Garden

With gravelled area, raised flower bed, slate border housing plants and shrubs, trees and side driveway proving off street parking.

Rear Garden

With artificial lawned area, paved patio area, gravelled area, flower beds housing plants and shrubs, side access gate and fenced surround.

Garage

Garage with power, double glazed door to the side and up and over door.



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Welcome to

Boundary Way, Hull

- Beautifully Presented Home On Boundary Way
- 4 Bedrooms (Master With En Suite)
- Open Plan Kitchen/Diner
- Family Bathroom & Ground Floor Cloakroom
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111013 - 0002

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