









## 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!

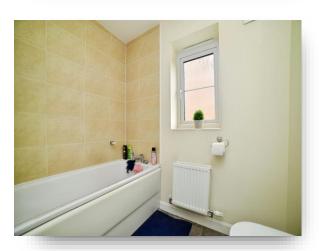












#### **Entrance Hall**

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.





## 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: C

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.

# £270,000









view this property online williamhbrown.co.uk/Property/WBY111013



Property Ref: WBY111013 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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