

# Whitakers

Estate Agents



## 63 Boothferry Park Halt, Hull, HU4 6BA

**£210,000**

This deceptively spacious three bed town house is situated on this sought after modern development, occupying a brilliant southerly plot, making this a great option for those that worship the sun.

The main features include - storm porch leading to the entrance hall, office/ dining room, modern fitted kitchen / diner and useful ground floor W.C. The first floor boasts a spacious lounge, and bedroom two together with W.C. The top floor boasts a fantastic master suite with fitted wardrobes and en suite facilities, bedroom three and the family bathroom suite.

Externally there is a low maintenance front garden with garage and parking. The rear garden is southerly in orientation and again low maintenance in design.

This property really ticks all the boxes in terms of size, condition and location. Early viewings are advised.

## Accommodation Comprises

Storm Porch  
Wooden front door.

### Hallway

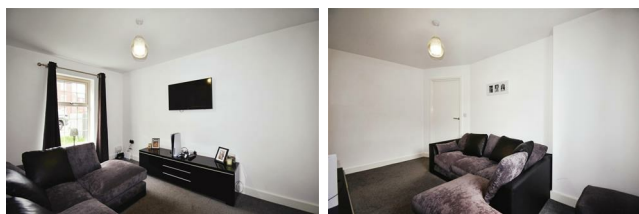


Radiator.

### WC / Cloakroom

Low flush WC, pedestal sink unit, radiator and tiled floor.

### Dining Room 13'11 x 8'8 (4.24m x 2.64m)



UPVC double glazed window and radiator.

### Kitchen / Diner 13'8 x 14'9 (4.17m x 4.50m)

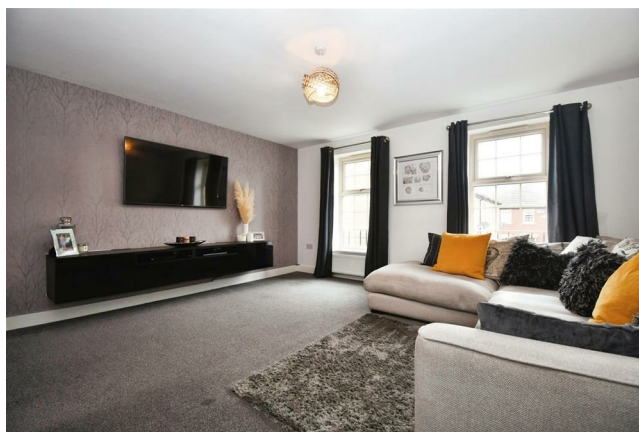


UPVC double glazed French doors, a range of base, wall and drawer units with work tops above and splash back tiles. Integrated oven and hob with hood over and sink unit with mixer tap over.

### First Floor Landing

Radiator.

### Lounge 13'11 x 14'9 (4.24m x 4.50m)



Two UPVC double glazed windows and two radiators.

### WC

Low flush WC, pedestal sink unit, tiled flooring and storage.

### Bedroom Three 8'9 x 14'10 (2.67m x 4.52m)

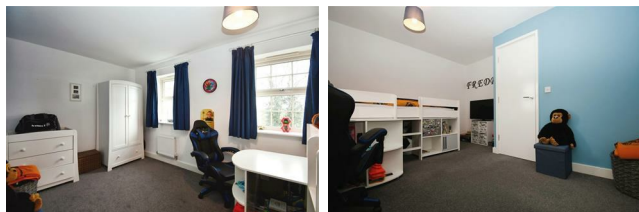


Two UPVC double glazed windows and radiator.

### Second Floor

Radiator and loft hatch.

### Bedroom Two 11'1 x 14'9 (3.38m x 4.50m)



Two UPVC double glazed windows and two radiators.

## Bathroom



Panelled bath, pedestal sink unit , low flush WC, radiator and tiled floor.

Bedroom One 10'11 x 14'9 (3.33m x 4.50m)



Two UPVC double glazed windows, fitted wardrobes and two radiators.

## En-Suite



Walk in enclosed mixer shower, low flush WC, pedestal sink unit, radiator and tiled flooring

## Externally



Externally there is a low maintenance front garden with garage and parking. The rear garden is southerly in orientation and again low maintenance in design.

## 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

Coalfield or Mining Area - N/A

Tenure

The property is freehold.

Council Tax Band

Council Tax Band D

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

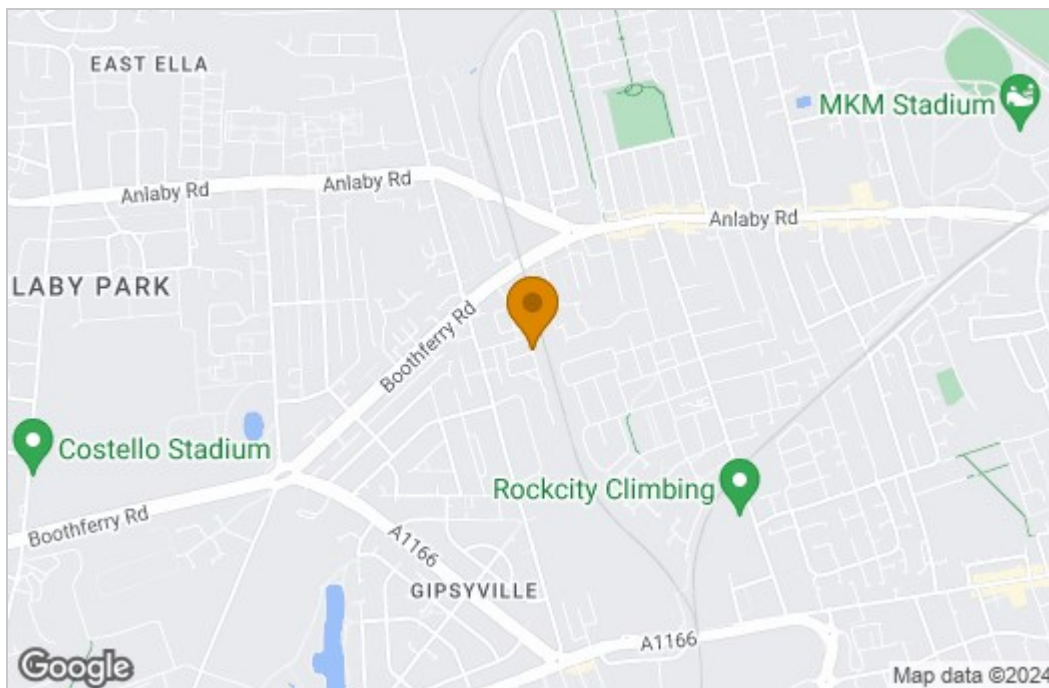
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

# Floor Plan

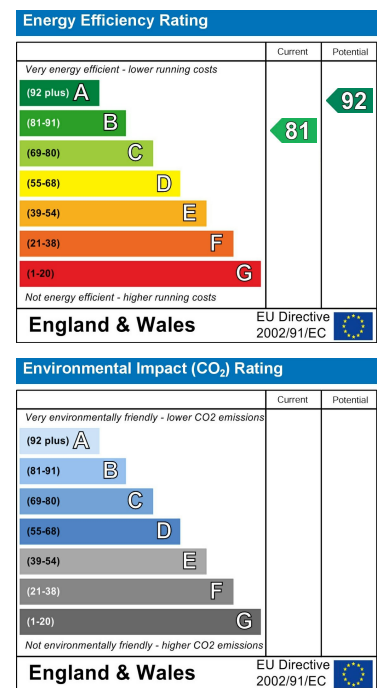


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# Area Map



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.