

# Whitakers

Estate Agents



## 16 Boundary Way, Hull, HU4 6DQ

**Asking Price £190,000**

Beautifully presented three bedroom semi-detached property situated on 'The Sidings' development off Calvert Lane to the West of Hull.

The accommodation briefly comprises: entrance hall, cloakroom / W.C., lounge, and fitted dining kitchen to the ground floor with three bedrooms and a well appointed bathroom to the first floor.

There is an open plan foregarden and a landscaped rear garden with two allocated parking spaces beyond.

The property benefits from having gas fired central heating and Upvc double glazing.

An internal viewing is most highly recommended.

## The Accommodation Comprises

### Front External



### Ground Floor

Entrance Hall 7'0" x 3'7" (2.15m x 1.10m)



An external composite entrance door with a decoratively leaded and partially frosted double glazed panel insert and a double glazed top-light leads into the entrance hall. Having a central heating radiator and a tile effect vinyl finish to the floor.

Cloakroom / W.C. 6'0" x 2'9" (1.84m x 0.85m)



Being fitted with a two piece suite in white comprising; low level W.C. suite with button push flush and a pedestal wash hand basin with a

mixer tap and a tiled splashback finish to the wall. There is a central heating radiator, a wall mounted extractor fan unit, a consumer unit and a tile effect vinyl finish to the floor.

Lounge 15'1" (including stairs to 12'1") x 15'7" (4.61m (including stairs to 3.70m) x 4.77m)



Having a Upvc double glazed window to the front elevation, a central heating radiator, a wood effect laminate finish to the floor and where a flight of stairs lead to the first floor accommodation beneath which there is a built-in understairs storage cupboard.

Dining Kitchen 15'0" x 9'6" (4.59m x 2.90m)



Being fitted with a range of units in a steel blue colour with brushed steel effect fittings comprising; wall mounted eye-level units, drawers and base units with a complementary fitted marble effect roll-top worksurface over which extends to create a splashback finish to the walls and incorporates a stainless steel sink and drainer unit with a mixer tap. There is an integrated 'Zanussi' electric oven, a four ring gas hob with a stainless steel splashback to the wall and a concealed extractor hood above. Having an integrated dishwasher, plumbing for an automatic washing machine, space for a larger style fridge freezer, a central heating radiator, a tile effect vinyl finish to the floor, a Upvc double glazed window to the rear elevation and Upvc double glazed 'French' doors leading onto the rear garden. Concealed within a wall mounted unit is the 'Ideal Logic combi 35' boiler.

### First Floor Accommodation

## Landing



Having a loft hatch access to the ceiling.

Bedroom One 12'5" x 8'0" (3.80m x 2.46m)



Having a Upvc double glazed window to the rear elevation and a central heating radiator.

Bedroom Two 11'7" x 8'1" (3.55m x 2.47m)



Having a Upvc double glazed window to the front elevation and a central heating radiator.

## Bedroom Three 9'6" x 6'7" (2.91m x 2.03m)



Having a Upvc double glazed window to the rear elevation and a central heating radiator.

Bathroom 6'7" x 6'4" (to 9'6") (2.03m x 1.94m (to 2.91m))



Being fitted with a three piece suite in white comprising; panelled bath with mixer tap, mains shower and glazed side screen, a pedestal wash basin with mixer tap and a low level W.C. suite with button push flush. There is a central heating radiator, an extractor fan unit to the ceiling, an obscured double glazed window to the front elevation, a partially tiled finish to the walls, a vinyl finish to the floor and a built-in airing cupboard.

## External



There is an open plan foregarden with a range of shrubbery planting. A paved path to the side of the property leads to the enclosed rear garden which has been beautifully landscaped with areas laid to paving stones, lawn and decorative aggregates, together with a further paved patio area with timber framed pergola. There is a timber built garden store shed and timber fencing to the boundaries with an access gate to the rear

boundary leading to two allocated parking spaces.

#### Tenure

The Tenure of this property is Freehold.

#### Council Tax Band

Local Authority - Kingston-Upon-Hull.

Council Tax Band 'C'.

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 16 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

#### Free Market Appraisals / 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.

#### Agents Notes

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.

#### Additional Services

Whitaker 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.

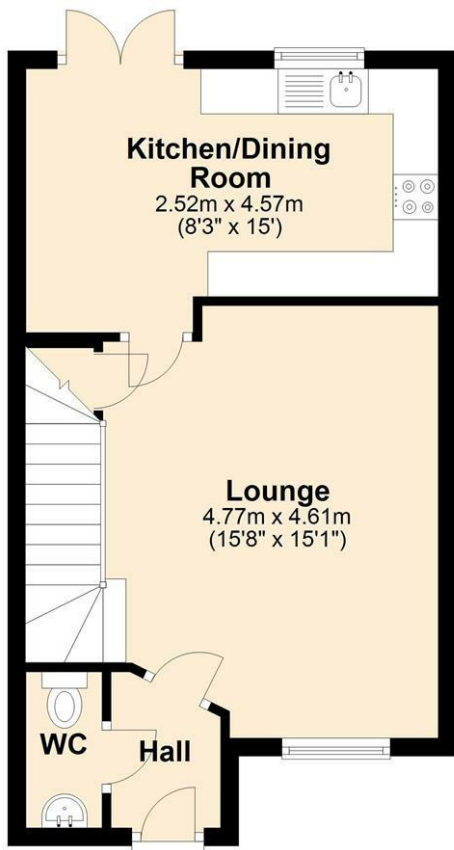
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Whitakers Estate Agent Declaration

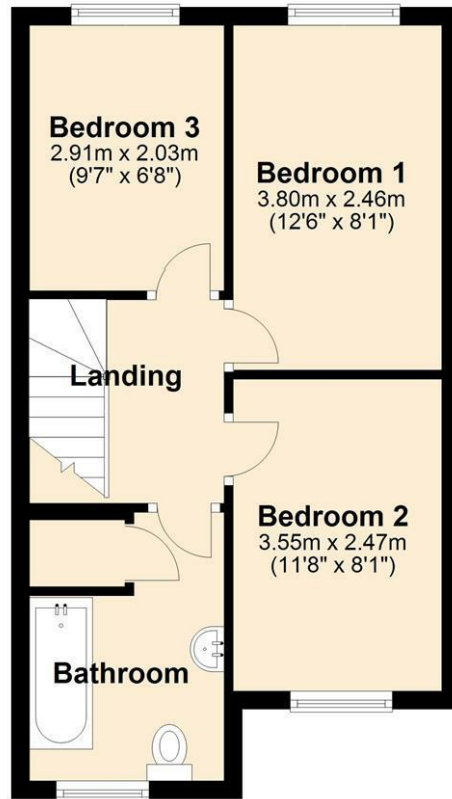
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# Floor Plan

## Ground Floor

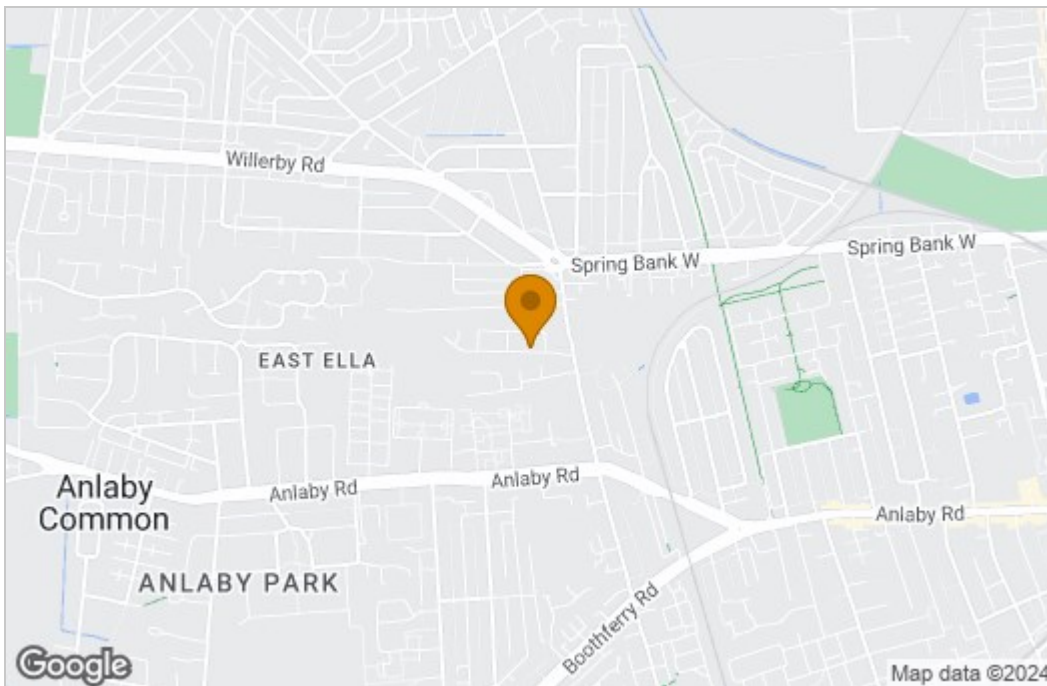


## First Floor

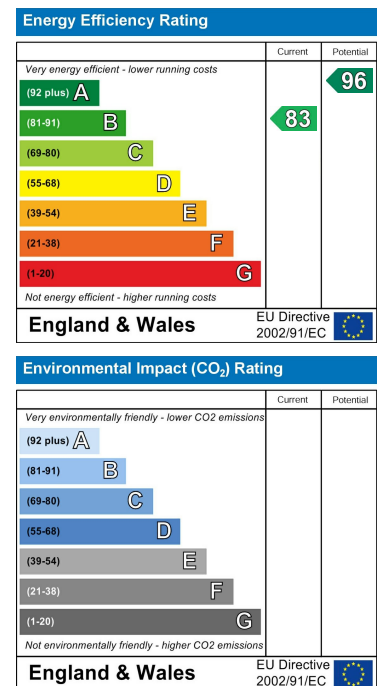


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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