

Whitakers

Estate Agents



4 Boothferry Park Halt, Hull, HU4 6AY

£185,000

This immaculate modern town house is offered to the market as move into condition, occupying a great corner plot offering additional parking and extra space to the side. The property has been well maintained over the years I am sure the first to see WILL FALL IN LOVE.

The main features include - entrance, useful ground floor W/C, modern fitted kitchen / diner with island together with the full width lounge with doors that open out to the garden. The first floor boasts two double bedrooms, the well appointed family bathroom suite and useful office space for those who work from home. The master suite occupies the whole second floor with its useful fitted wardrobe and en suite facilities. The loft space is part boarded with power and drop down ladder.

Externally the current owners have also enhanced by adding a resin driveway which can accommodate multiple cars and resin pathway to the rear leading to the low maintenance SOUTHERLY rear garden which is enclosed to the boundary and laid to Astroturf. The outbuildings also have lights and power.

All taken together this property would make an ideal family home, perfect for the growing family that want no work to do and enjoy from day one.

Early viewings are advised.

Accommodation Comprises

Entrance

Double glazed front door.

Hallway

Understairs storage cupboard and laminate flooring.

WC



Low flush WC, vanity sink unit, laminate flooring and radiator.

Lounge 15'9 x 12'2 (4.80m x 3.71m)



UPVC double glazed French doors and two radiators.

Kitchen 14'9 x 9' (4.50m x 2.74m)



UPVC double glazed window, a range of base, wall and drawer units with works tops over. Integrated hob, double oven and sink unit with mixer tap. Breakfast bar, laminate flooring and radiator.

First Floor Landing

Storage cupboard and radiator.

Bedroom Two 12'9 x 8'9 (3.89m x 2.67m)



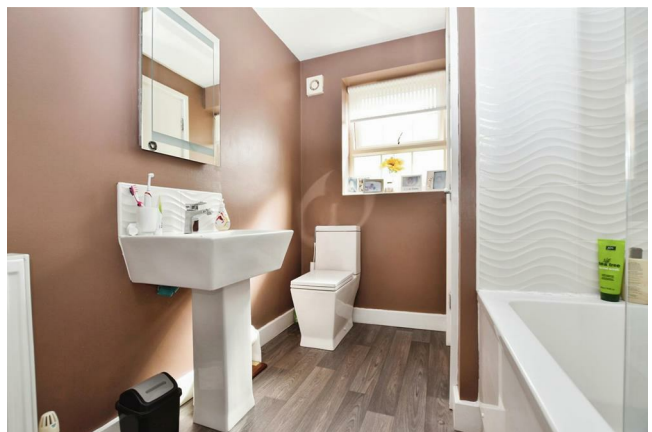
UPVC double glazed window and radiator.

Bedroom Three 12'4 x 8'9 (3.76m x 2.67m)



UPVC double glazed window and radiator.

Bathroom



UPVC double glazed window, low flush WC, panelled bath, pedestal sink unit, storage cupboard and radiator.

Office



UPVC double glazed window, stairs leading to the second floor.

Second Floor

Bedroom One 15'6 x 15'9 (4.72m x 4.80m)



UPVC double glazed windows, fitted wardrobe and two radiators.

En-Suite



Velux window, low flush WC, walk in enclosed shower, vanity sink unit and radiator.

Externally



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Council Tax Band
Council Tax Band C.

Tenure
The property is freehold.

Estate Charges
Estate charges are £58 per annum

Material Information

Construction - Brick and Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 19Mbps / 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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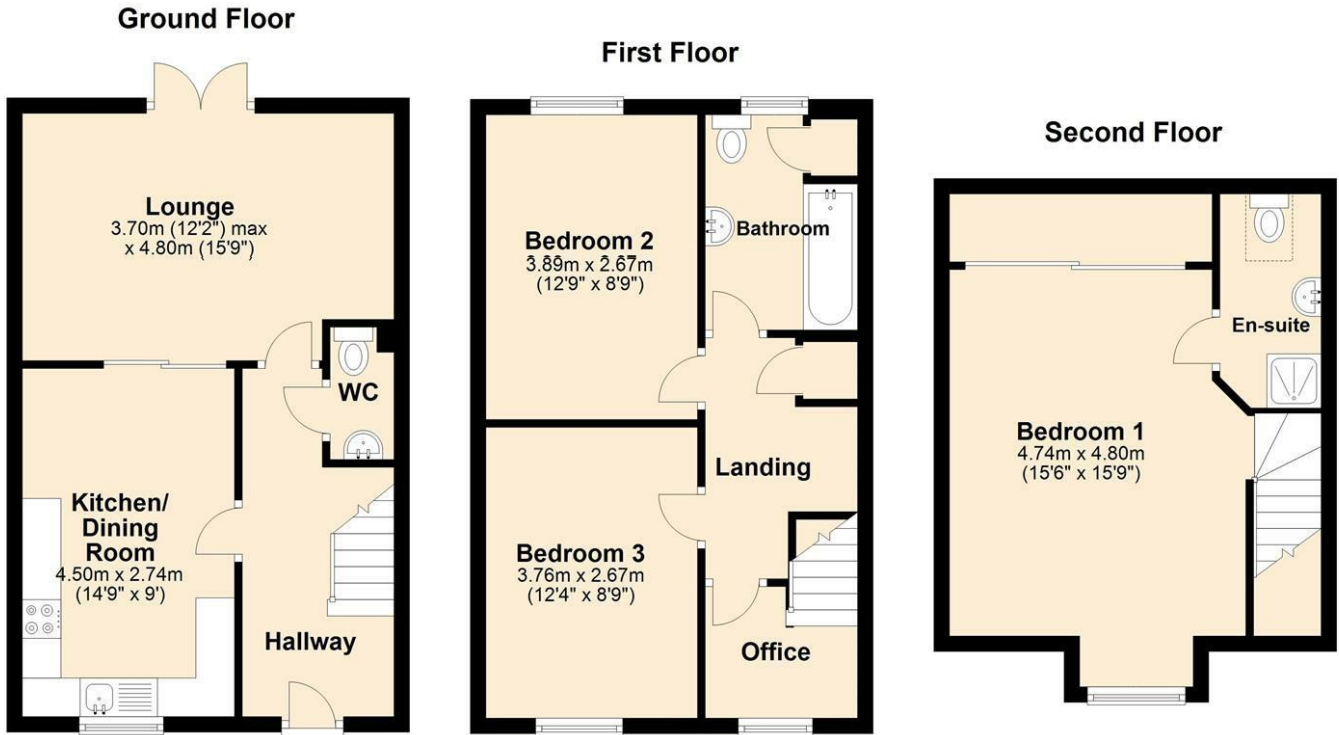
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Sales valuations

We offer a free sales valuation service, as an Independent company we have a strong interest

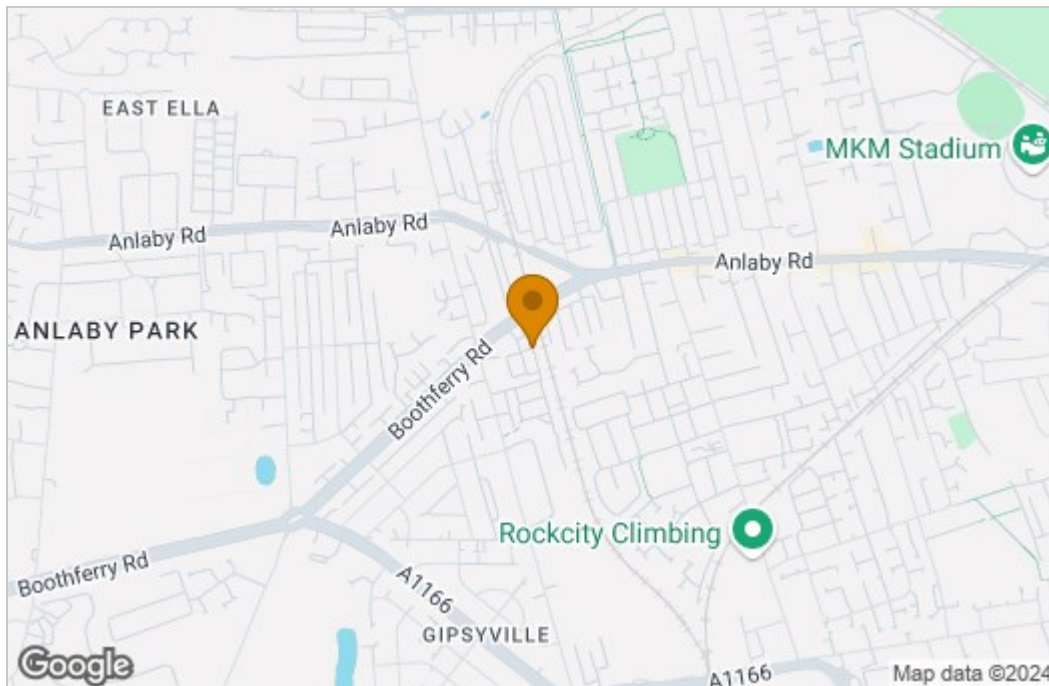
in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

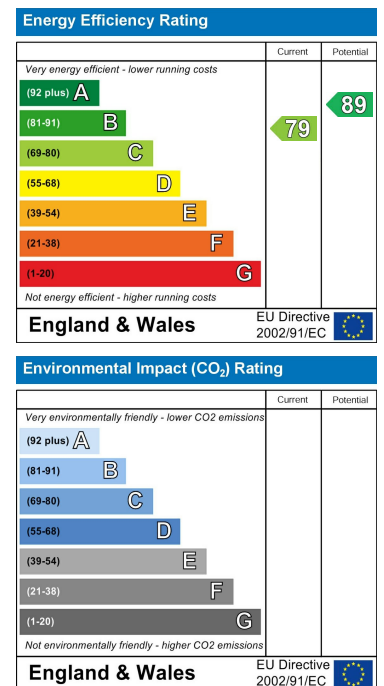


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.