



64 Boothferry Park Halt, Hull, HU4 6BA

£170,000

Introducing this neatly presented three bedroom family home which is conveniently located on a modern estate between Boothferry Road and Hessle Road which is well connected and serviced by a host of amenities and transport links.

The main features include ground level entrance hall incorporating a cloakroom and open plan kitchen / lounge to the ground level; to the first floor there are two double bedrooms and a bathroom furnished with a three piece suite.

An inner landing on the first floor opens to a fixed staircase ascending to the master bedroom and en-suite shower room.

Externally to the front aspect the plot is lawned with a gravelled border and path leading to the entrance door.

The rear garden is laid to lawn with gravelled borders, a wooden decking seating and fencing to the surround. The property has garage parking and also a further space in front providing off street parking.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external



Externally to the front aspect the plot is lawned with a gravelled border and path leading to the entrance door.

Ground floor

Entrance hall

Composite entrance door, central heating radiator and tiled flooring. Leading to :

Open plan kitchen / lounge 25'7" x 15'9" (7.81 x 4.82)

Kitchen



UPVC double glazed window, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, contemporary worktop with laminate updated above and integrated oven with hob and extractor hood above.

Lounge



UPVC double glazed French doors opening to the rear garden, central heating radiator and carpeted flooring.

First floor

Landing

Central heating radiator and carpeted flooring. Leading to :

Bedroom two 12'4" x 8'10" (3.77 x 2.70)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom three 12'11" x 8'10" (3.96 x 2.70)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, built in storage cupboard, fully tiled and furnished with a three piece suite comprising panelled bath with mixer tap, pedestal sink with dual taps and low flush W.C.

Inner landing

UPVC double glazed window, central heating radiator and carpeted flooring. A fixed staircase leads to :

Second floor

Bedroom one 14'4" x 15'10" (4.39 x 4.83)



With access to the loft hatch, UPVC double glazed window, two central heating radiators, fitted wardrobes and carpeted flooring.

En-suite shower room



Roof style window, central heating radiator, partly tiled to splashback areas with tiled flooring and furnished with a three piece suite comprising walk in enclosure with mixer and waterfall shower, pedestal sink with mixer tap and low flush W.C.

Rear external



The rear garden is artificial grass with gravelled borders, a wooden decking seating and fencing to the surround.

Garage



Garage parking with further off street parking in front.

Tenure

The property is itself is freehold. The garage is leasehold.

Council tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030162006401

Council Tax band - C

EPC rating

EPC rating - C

Estate Fee

Additional costs may be incurred transferring the deed of ownership from vendor to purchaser.

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 - No

Coalfield or Mining Area - No

Additional Services

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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.

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.

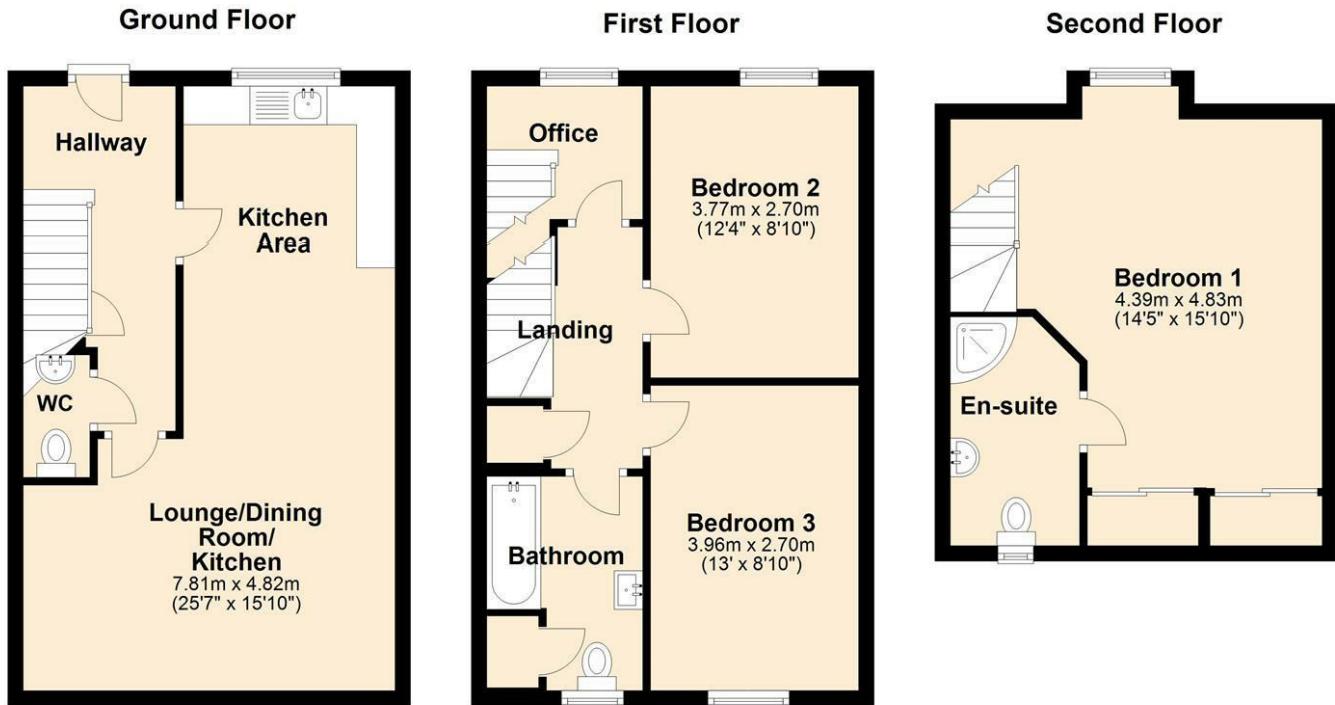
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Whitakers Estate Agent Declaration

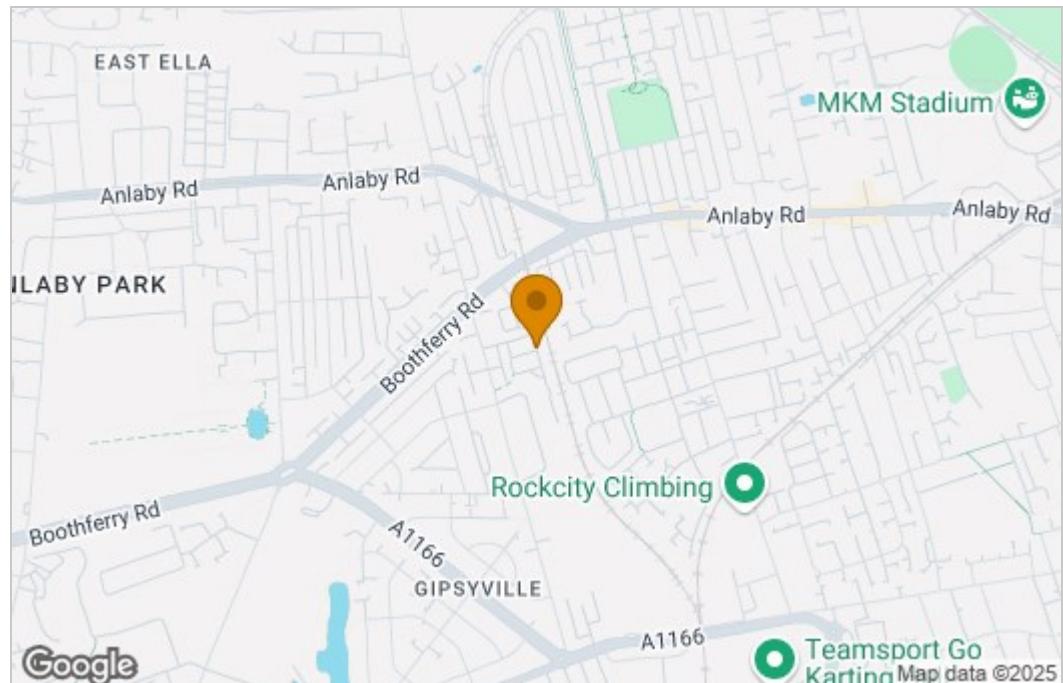
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Floor Plan

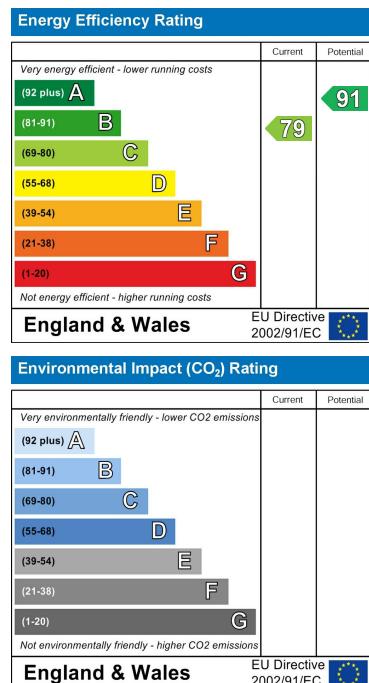


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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