Boothferry Park Halt, Hull, HU4 6BA

£130,000

Philip Bannister

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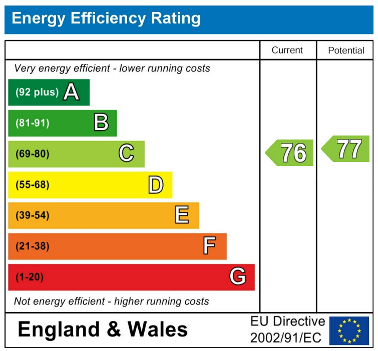
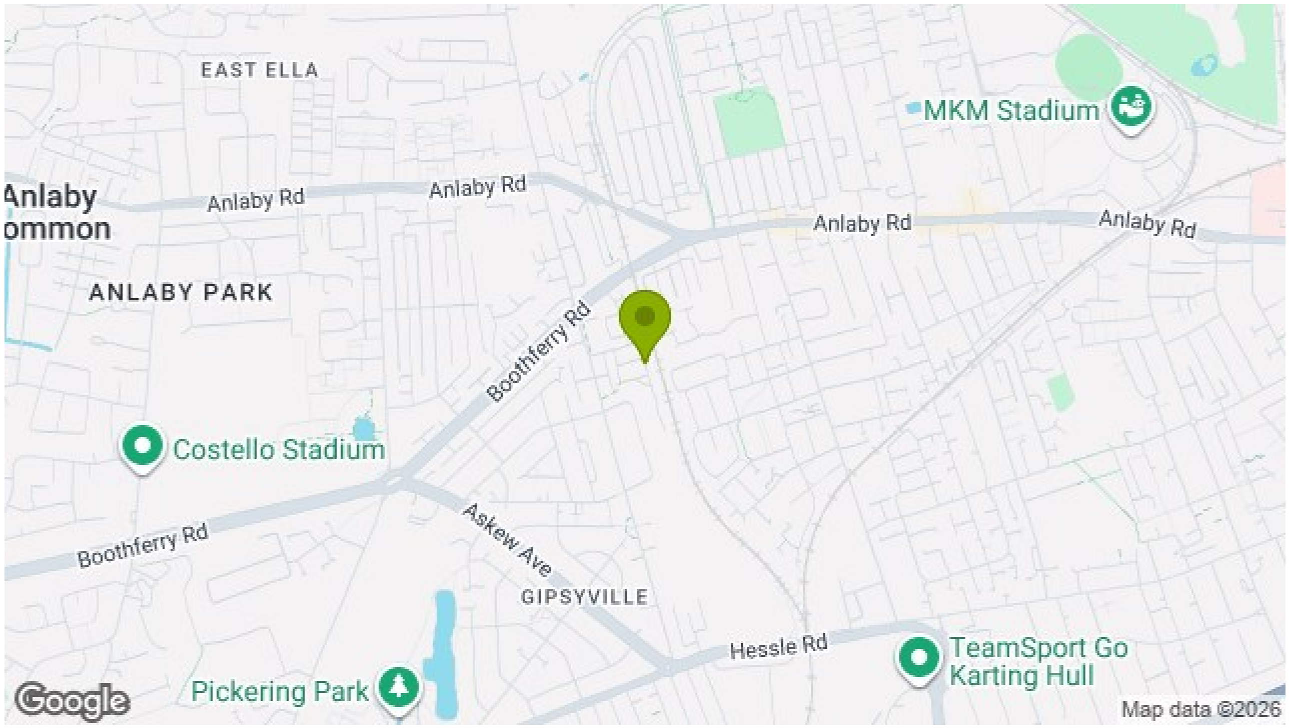
A delightful, immaculately maintained and modern townhouse-style property, ideally situated within a highly sought-after development. The well-presented accommodation features a superb open-plan living kitchen, two generous double bedrooms and two contemporary shower rooms. Externally, the property benefits from off-street parking for one vehicle. Early viewing is essential to fully appreciate what this fantastic home has to offer.

Key Features

- No Onward Chain
- Off-Street Parking
- Open Plan Living Space
- 2 Double Bedrooms
- 2 Shower Rooms
- Immaculately Presented
- Sought After Location
- EPC = C








GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall with tiled flooring and stairs off.

BEDROOM 2

A bedroom of double proportions with fitted wardrobe and desk, windows to the front and side elevations.

SHOWER ROOM

With three piece suite comprising of an enclosed shower cubicle, WC and a sink. Also housing a storage cupboard with plumbing for a washing machine. Further benefitting from tiled flooring a heated towel rail and recessed spotlights.

FIRST FLOOR;

OPEN PLAN KITCHEN / LIVING AREA

A lovely open space with a fitted kitchen with a comprehensive range of two-tone wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include a Fridge/Freezer, Electric Double Oven, Electric Hob and an Extractor Hood. Further benefitting from ample living space, laminated wood flooring, windows to the front and side elevations.

SECOND FLOOR;

BEDROOM 1

A bedroom of double proportions fitted sliding wardrobes, access to the en-suite and windows to the front and side elevations.

EN-SUITE SHOWER ROOM

With three piece suite comprising of an enclosed shower cubicle, WC and sink. Further benefitting from tiled flooring, heated towel rail and recessed spotlights.

EXTERNAL;

The property comes with one designated off-street parking space.

GENERAL INFORMATION

YEARLY CHARGE - There is a £60 payment every half year of approx.. £60 for maintenance of green spaces on the development.
SERVICES - Mains water, electricity, gas and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.
DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.
VIEWING - Strictly by appointment with the sole agents.
FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

TENURE

We understand that the property is Freehold. This should be clarified by your legal representative.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.
We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing,
Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)




Approximate total area[1]

634 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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