



Boothferry Park Halt, Hull HU4 6BA

Welcome to

Boothferry Park Halt, Hull

GUIDE PRICE £190,000 - £200,000

Lovely Town House In West Hull with - Entrance Hall, Lounge, Fitted Kitchen, Ground Floor Cloakroom, Family Bathroom, Master Suite(With En Suite & Dressing Room), 2 Further Bedrooms, Gardens, Off Street Parking & Garage! Book your viewing today!



Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

Cloakroom

With low level wc, wash hand basin, radiator and extractor fan.

Lounge

With radiator and double glazed french style doors leading to the Rear Garden.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, integrated dishwasher, integrated washer/dryer, integrated fridge freezer and double glazed window to the front.

First Floor

Landing

With double glazed window to the front and radiator.

Bedroom 2

With 2 double glazed windows to the rear, radiator and fitted wardrobes.

Bedroom 3

With double glazed window to the front and radiator.

Bathroom

Bathroom with bath, wash hand basin, low level wc and radiator.

Outside

Front Garden

With driveway providing off street parking.

Rear Garden

With lawned area, side access gate and fencing.

Garage

Garage with up and over door.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Second Floor

Bedroom 1

With double glazed window to the front and radiator.

En Suite

En Suite with shower cubicle, low level wc, wash hand basin, chrome effect towel style radiator, airing cupboard and skylight window.

Dressing Room

With radiator and fitted wardrobes and dresser.



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Welcome to

Boothferry Park Halt, Hull

- GUIDE PRICE £190,000 - £200,000
- Semi-Detached Town House In West Hull
- Master Suite With En Suite & Dressing Room
- Family Bathroom & Ground Floor Cloakroom
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: C

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

guide price

£190,000 - £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111849 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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