

Whitakers

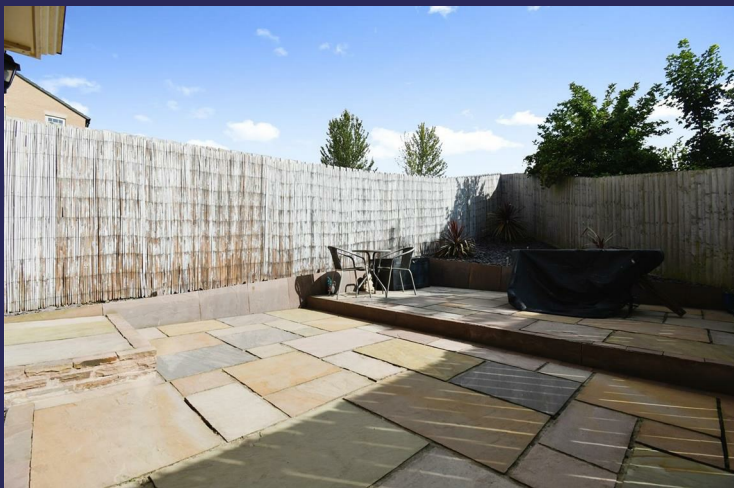
Estate Agents



39a Boothferry Park Halt

, Hull, HU4 6AY

£135,000



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The Accommodation Comprises

Ground Floor

Entrance Hall

Upvc double glazed door and central heating radiator. Leading to:

Bedroom Two

15'5 x 9'0 (4.70m x 2.74m)

Two UPVC double glazed windows and central heating radiator.

Bathroom

7'5" x 5'11" maximum (2.28m x 1.81m maximum)

Central heating radiator, tiled flooring, under stairs storage cupboard and fitted with a three piece suite comprising walk in enclosure with electric shower, pedestal sink with mixer tap and low flush W.C.

First Floor

Lounge / Kitchen

15'3" x 15'2" maximum (4.66m x 4.63m maximum)

Three UPVC double glazed windows, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer taps, integrated oven with hob and hood above, integrated fridge-freezer and dishwasher.

Second Floor

Landing

Fixed staircase with Upvc double glazed window and central heating radiator. Leading to:

Master Bedroom

15'3" x 15'2" maximum (4.65m x 4.63m maximum)

Four UPVC double glazed windows, central heating radiator and fitted wardrobe.

En-Suite

6'6" x 6'0" (1.99m x 1.83m)

Central heating radiator, tiled flooring and fitted with a three piece suite comprising walk in enclosure with mixer shower, pedestal sink with mixer tap and low flush W.C.

External

Externally the property enjoys a paved garden with a raised section laid to with slate chipping and enclosed to the boundary with wooden fencing. A parking space is also available to the resident.

Estate Fees

We understand that an estate fee is payable annually for this property at approx £120.00 and additional costs may be incurred transferring the deed of ownership from vendor to purchaser.

Tenure

the property is held under Freehold tenureship.

Council Tax Band

Council Tax band - A

Local Authority - Kingston-upon-hull (city And County Of)

EPC Rating

EPC rating - C

Material Information

Construction - Standard

Tel: 01482 657657

Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - EE/Three/Vodafone/O2
Broadband - Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area -

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.

Agents Notes

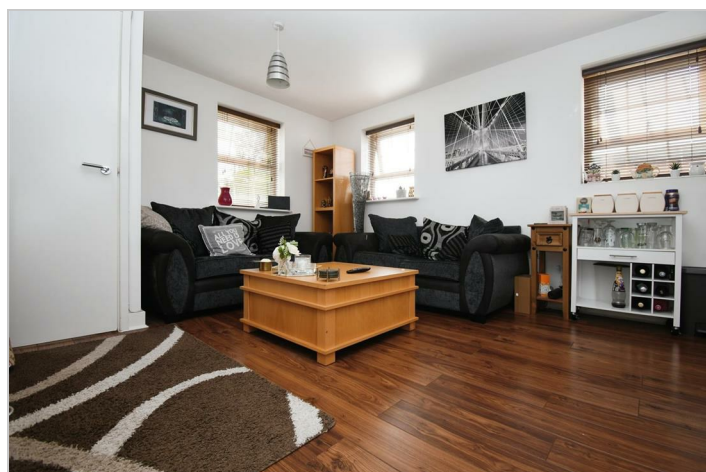
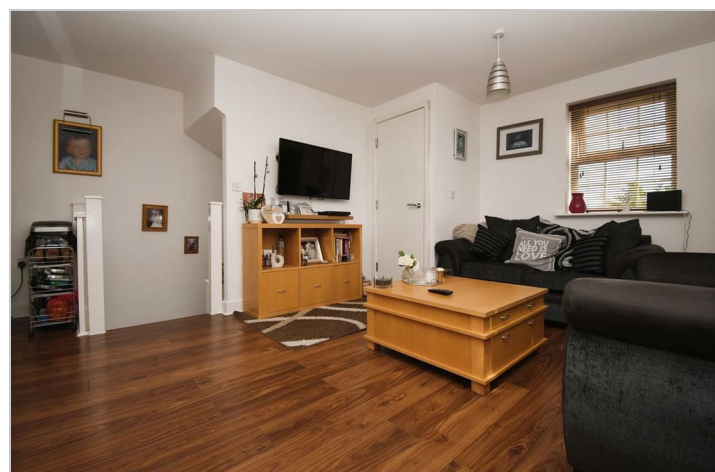
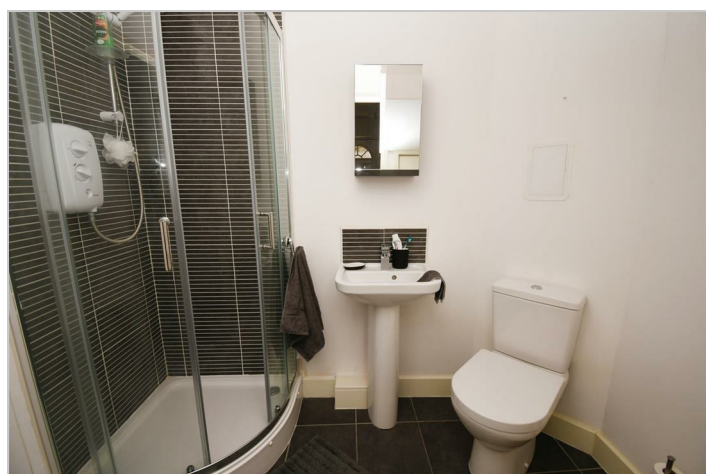
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



Road Map



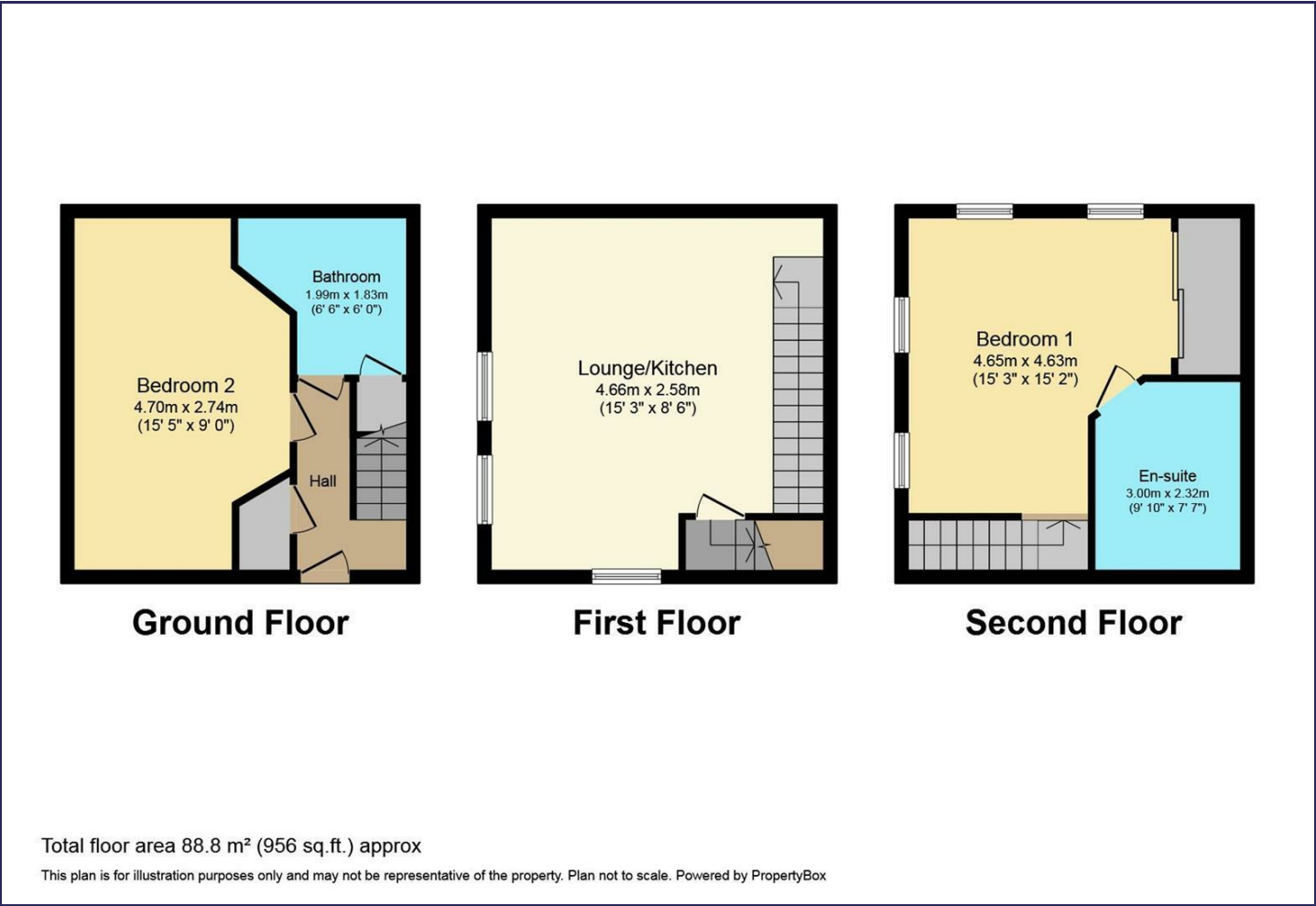
Hybrid Map



Terrain Map



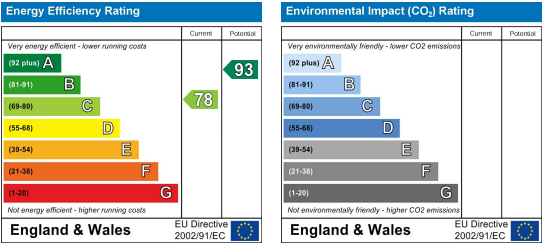
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.