

Whitakers

Estate Agents



26 Boundary Way, Hull, HU4 6DQ

Offers Over £185,000

Whitakers Estate Agents are pleased to introduce this immaculate semi-detached property which would make an ideal home for a growing family seeking to reside within the catchment of a number of highly regarded schools, and take advantage of local amenities and transport links hosted around Anlaby Road and Derringham Bank roundabout.

Externally to the front aspect, there is a gravelled garden with a pathway leading to the entrance.

Upon entry, the resident is greeted by a welcoming hallway that incorporates a cloakroom, and opens into a spacious lounge with adjoining fitted kitchen.

A fixed staircase rises to the first floor which boasts a master bedroom with en-suite, two further good bedrooms, and a bathroom furnished with a three-piece suite.

French doors from the dining area open onto the rear garden which is partly laid to lawn with stocked borders, and complimented with patio seating areas.

A gate in the boundary fencing opens onto the rear access, where there are two allocated car parking spaces that are included in the property's boundary.

The accommodation comprises

Front external



Externally to the front aspect, there is a gravelled garden with a pathway leading to the entrance.

Ground floor

Entrance hall

Composite double glazed door, central heating radiator, and laminate flooring. Leading to :

Cloakroom

Central heating radiator, and partly tiled to splashback areas with laminate flooring. Furnished with a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

Lounge 15'7" x 11'9" (4.75 x 3.59)



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

Kitchen / dining room 14'11" x 11'1" (4.57 x 3.40)



UPVC double glazed French doors and window, central heating radiator, under stairs storage cupboard, and tile effect vinyl flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, and a range of integrated appliances including : oven with hob and extractor hood above, fridge-freezer, washing machine, and dishwasher.

First floor

Landing

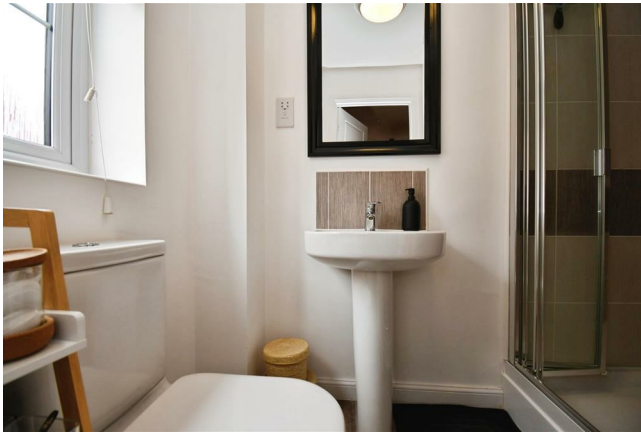
With access to the loft hatch, central heating radiator, over stairs storage cupboard, and carpeted flooring.

Bedroom one 13'9" x 8'5" (4.20 x 2.58)



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

En-Suite



UPVC double glazed window, central heating radiator, and partly tiled with laminate flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

Bedroom two 10'2" x 8'5" (3.10 x 2.57)



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

Bedroom three 8'9" x 6'3" (2.67 x 1.92)



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

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled with laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

Rear external



French doors from the dining area open onto the rear garden which is partly laid to lawn with stocked borders, and complimented with patio seating areas.

Off-street parking



A gate in the boundary fencing opens onto the rear access, where there are two allocated car parking spaces that are included in the property's boundary.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030132002601

Council Tax band - C

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three

/ O2

Broadband - Basic 16 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

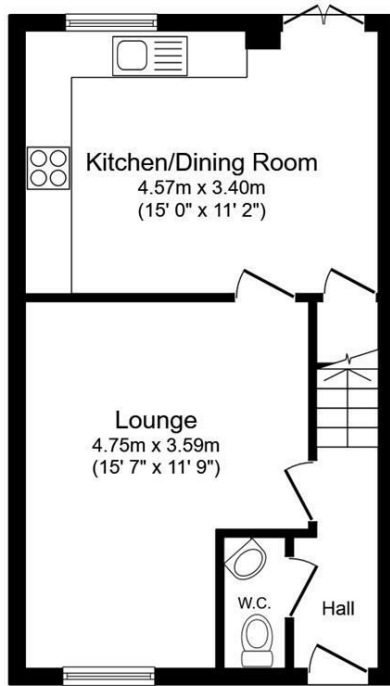
Free Market Appraisals / Valuations

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.

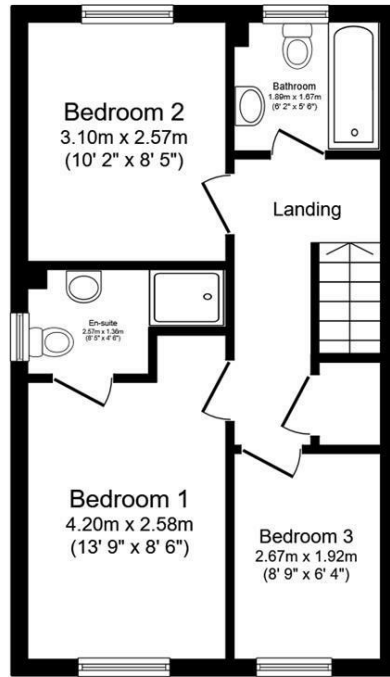
Whitakers Estate Agent Declaration

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.

Floor Plan



Ground Floor
 Floor area 37.7 sq.m. (406 sq.ft.)

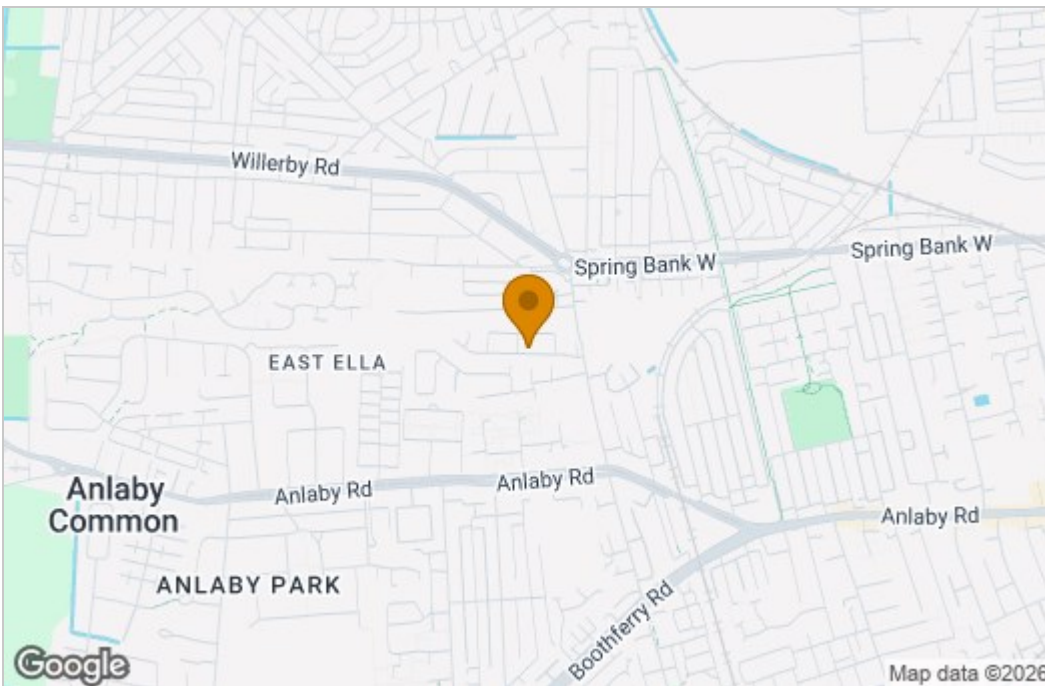


First Floor
 Floor area 37.7 sq.m. (406 sq.ft.)

Total floor area: 75.4 sq.m. (812 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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.