SYMONDS + GREENHAM

*Estate and Letting Agents*









# 36 Boothferry Park Halt, Hull, HU4 6AY
# Offers in the region of £190,000

FANTASTIC THREE BED END TERRACED - OPEN PLAN LIVING - THREE DOUBLE BEDROOMS - SPACIOUS PRIMARY SUITE - WELL PRESENTED THROUGHOUT - POPULAR HU4 LOCATION - CLOSE TO AMENITIES - OFF STREET PARKING

Symonds and Greenham are delighted to bring to the market this exceptional three bedroom end terraced family home. Situated on Boothferry Park Halt in a popular HU4 location, this property is perfectly positioned for a wealth of local amenities, as well as highly regarded schools and excellent transport links.

The property is modern, stylish and well presented throughout, offering a great layout ideal for family living. The ground floor features a welcoming entrance hall, a contemporary kitchen diner with a spacious lounge area and double doors leading out to the garden, as well as a convenient downstairs WC. To the first floor are two generous double bedrooms and a modern family bathroom, while the top floor boasts an impressive primary suite with an ensuite shower room.

Externally, the home benefits from a side drive with parking for multiple cars and a fantastic garden, which enjoys a good degree of privacy and includes a neat lawn and a superb paved seating area — perfect for relaxing or entertaining.

BOOK YOUR VIEWING NOW!

## CENTRAL HEATING
The property has the benefit of gas central heating (not tested).

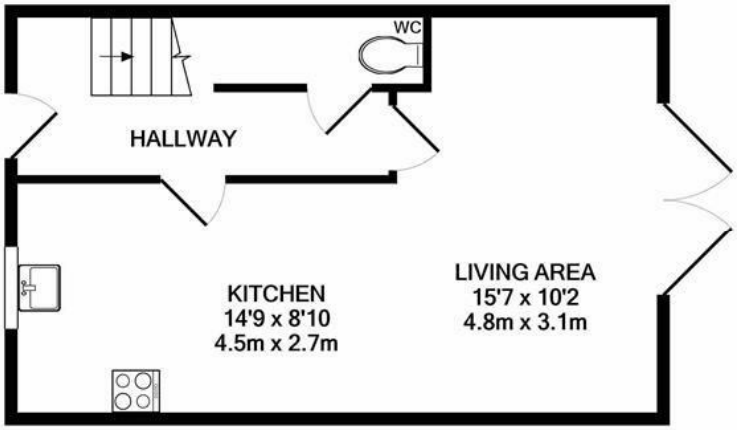
## TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

## COUNCIL TAX BAND
Symonds + Greenham have been informed that this property is in Council Tax Band C.

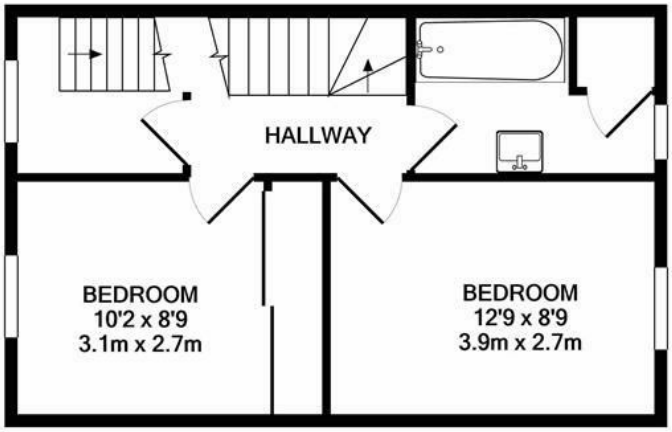
## DOUBLE GLAZING
The property has the benefit of double glazing.

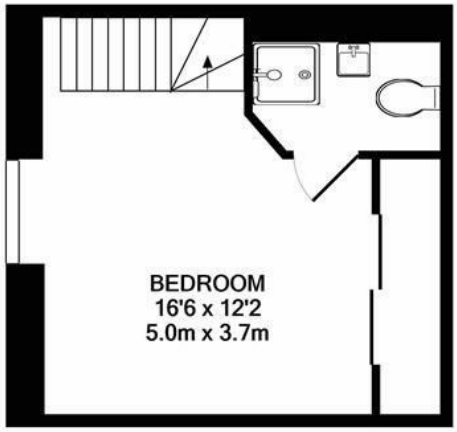
## DISCLAIMER
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

## VIEWINGS
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.




GROUND FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(36.0 SQ.M.)



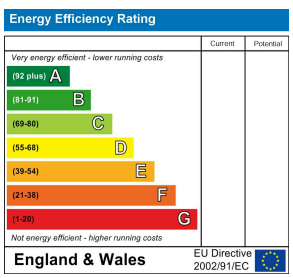



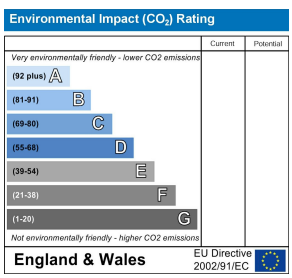

1ST FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.8 SQ.M.)

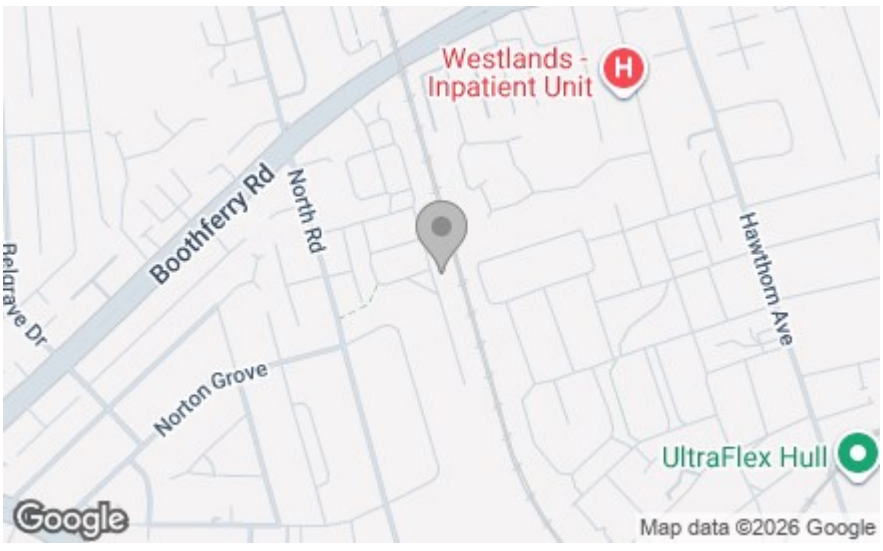
2ND FLOOR
APPROX. FLOOR
AREA 235 SQ.FT.
(21.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1008 SQ.FT. (93.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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