



**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.

## **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.

## **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.



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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: Awaited  
Council Tax Band: C

guide price

**£190,000 - £200,000**



### 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.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBY111849](https://www.williamhbrown.co.uk/Property/WBY111849)



Property Ref:  
WBY111849 - 0003

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