

# Whitakers

Estate Agents



## 39 Boothferry Park Halt, Hull, HU4 6AY

**£132,000**

This stylish and well-maintained two-bedroom home is offered to the market in true move-in condition, making it an ideal purchase for first-time buyers or investors alike. Positioned conveniently for a range of local amenities and with excellent access to the city centre, the property combines modern living with everyday practicality.

The ground floor welcomes you with an entrance hallway offering useful built-in storage, alongside a well-proportioned second bedroom and a contemporary shower room.

To the first floor is a bright and modern open-plan living kitchen/diner, designed to maximise both space and natural light—perfect for relaxing or entertaining.

Occupying the top floor is the impressive master suite, complete with a fully tiled en-suite bathroom featuring a jacuzzi-style bath, creating a comfortable retreat.

Externally, the property benefits from a low-maintenance garden, thoughtfully arranged to provide off-street parking.

A ready-to-move-into home in a convenient location—early viewing is strongly advised.

## The Accommodation Comprises



### Ground Floor

#### Entrance



#### Double glazed front door

#### Hallway

With central heating radiator and store cupboard.

#### Bedroom Two 15'03 x 7'04 (4.65m x 2.24m)



With Upvc double glazed window and central heating radiator.

#### Shower Room 7'6 x 6'0 (2.29m x 1.83m)



With understairs store cupboard, walk in shower enclosure and electric shower above, pedestal sink and low flush toilet.

### First Floor

#### Living Kitchen / Diner 15'03 x 15'02 (4.65m x 4.62m)



With four Upvc double glazed windows letting the natural light flood the room, with a range of modern floor and eye level units and complimentary work surfaces above and splash back tiling. Oven / Hob and Hood above, integrated fridge and freezer and dishwasher. Sink with mixer tap and central heating radiator.

#### Second Floor 15'02 x 13'02 tfw (4.62m x 4.01m tfw)



With fitted wardrobes, central heating radiator and four Upvc double glazed windows that let the natural light flood the room and En suite

En Suite 6'05 x 4'0 (1.96m x 1.22m)



With jacuzzi style bath, vanity sink, low flush toilet and tiled walls and floor. Loft hatch and central heating radiator.

#### External

With a low maintenance garden to the front designed for off street parking.

#### Tenure

The property is freehold.

#### EPC Rating

EPC Rating C

#### Council Tax

Council Tax Band A

#### Estate Fees

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

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - EE/Three/Vodafone/O2

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - No

#### 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.

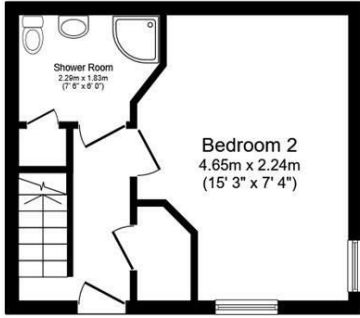
#### Free Market Appraisals / Valuations

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.

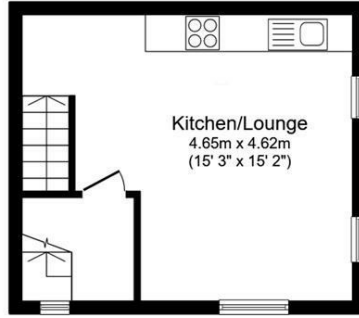
#### Whitakers Estate Agent Declaration

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 25.2 sq.m. (271 sq.ft.)



**First Floor**  
Floor area 25.2 sq.m. (271 sq.ft.)

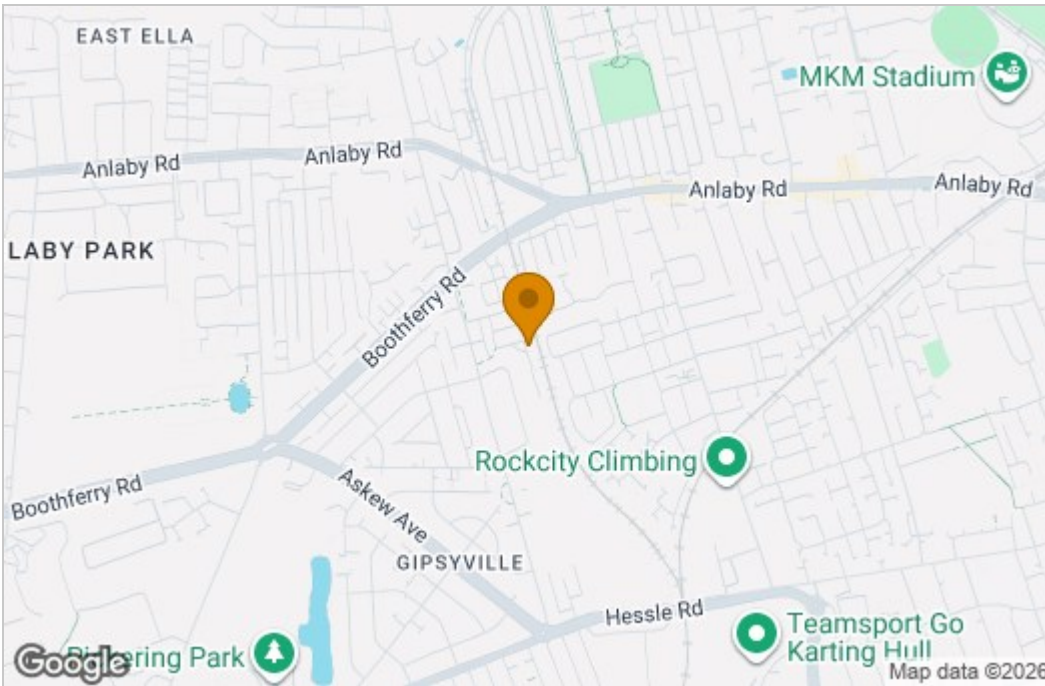


**Second Floor**  
Floor area 25.2 sq.m. (271 sq.ft.)

Total floor area: 75.6 sq.m. (814 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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