Whitakers
Estate Agents

47 Boothferry Park Halt, Hull, HU4 6BA

£179,950

Introducing this neatly presented semi-detached property which is ideally situated for a young family that requires close proximity to highly accessible transport links to the Hull city center, and take advantage of a range of local amenities.

Externally to the front aspect, there is a lawned forecourt with a paved area that accommodates off-street parking for two vehicles.

Upon entering, the resident is greeted by an entrance hall that incorporates a cloakroom, and leads to a spacious lounge, and fitted kitchen / dining room.

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

French doors in the lounge open to a partly lawned garden with a gravelled section, and paved and wooden decking seating areas.

The accommodation comprises

Front external

Externally to the front aspect, there is a lawned forecourt with a paved area that accommodates off-street parking for two vehicles.

Ground floor

Hallway

Composite entrance door, central heating radiator, airing and under staters cupboards, and laminate flooring. Leading to :

Lounge 15'10" x 10'5" (4.85 x 3.19)

UPVC double glazed French doors, UPVC double glazed windows, central heating radiator, and carpeted flooring.

Kitchen / dining room 15'10" x 9'11" maximum (4.83 x 3.04 maximum)

Two UPVC double glazed windows, central heating radiator, tiled flooring, and furnished with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine and dishwasher, and integrated oven with gob and extractor hood above.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 10'7" x 10'5" (3.25 x 3.20)

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

En suite

UPVC double glazed window, central heating radiator, party tiled to splash back areas with tiled flooring, and furnished with a three-piece suite comprising walk-in enclosure with mixer and waterfall shower, pedestal sink with mixer tap, and low flush W.C.

Bedroom two 10'8" x 8'9" maximum (3.27 x 2.69 maximum)

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

Bedroom three 9'3" x 6'8" (2.83 x 2.05)

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

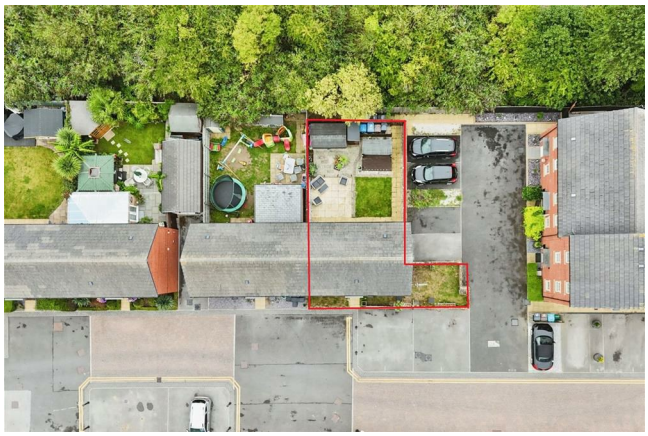
Bathroom

UPVC double glazed window, central heating radiator, partly tiled to splash back areas with tiled flooring, and furnished with a three-piece suite comprising panelled bath with mixer tap, pedestal sink with mixer tap, and low flush W.C.

Rear external

French doors in the lounge open to a partly lawned garden with a gravelled section, and paved and wooden decking seating areas. The residence also benefits from having wooden storage sheds, an outside tap, and a power socket.

Aerial view of the property



Land boundary

Tenure
The property is held under Freehold tenureship

Council Tax band
Local Authority - Kingston Upon Hull
Local authority reference number - 00030162004701
Council Tax band - C

EPC rating
EPC rating - TBC

Estates Fee's
Estate fees £120.00 per annum. 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 / Vodafone / Three / O2
Broadband - Ultrafast 1000 Mbps
Coastal Erosion - No
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.

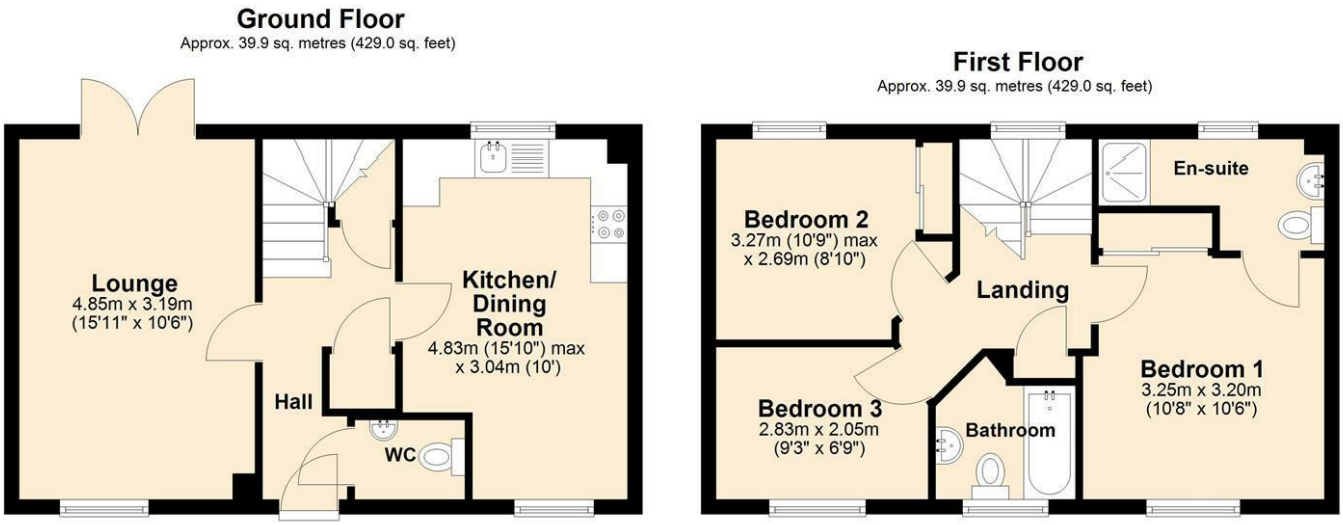
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

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.

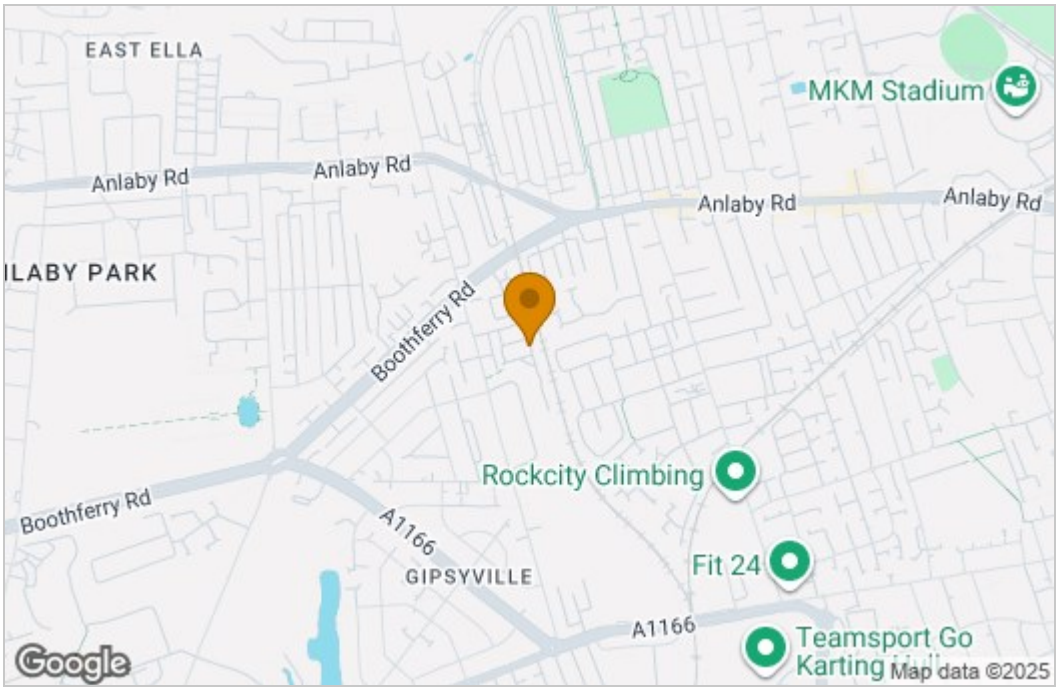
Whitakers Estate Agent Declaration
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of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

Floor Plan

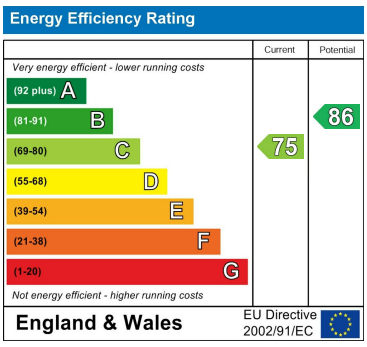


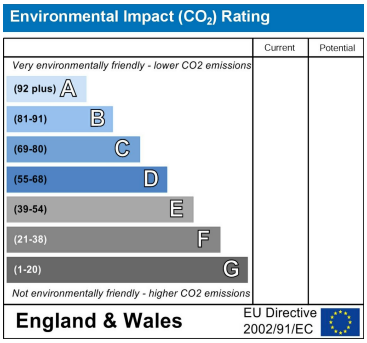
Total area: approx. 79.7 sq. metres (858.0 sq. feet)

Area Map



Energy Efficiency Graph





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