Whitakers
Estate Agents









70 Boothferry Park Halt, Hull, HU4 6BA

£130,000

Stylish, well presented and ready to move straight into, this modern two-bedroom townhouse is perfect for first-time buyers, professionals or anyone seeking a low-maintenance home in a popular and convenient location.

The accommodation briefly comprises an entrance hall with built-in storage, a ground floor shower room and bedroom two. The first floor offers a bright open-plan living/kitchen with a range of fitted units and integrated appliances, while the second floor is dedicated to the impressive master suite complete with fitted wardrobes and en-suite facilities.

Outside, the property enjoys a lawned front garden with a raised decked area, together with private side drive for parking and an EV car charging point.

Situated on the popular Boothferry Park Halt development, close to Anlaby Road, the property benefits from an excellent range of local amenities and superb transport links to and from the city centre.

Early viewings are advised.

The Accommodation Comprises

First Floor

Entrance
Double glazed front door

Hallway



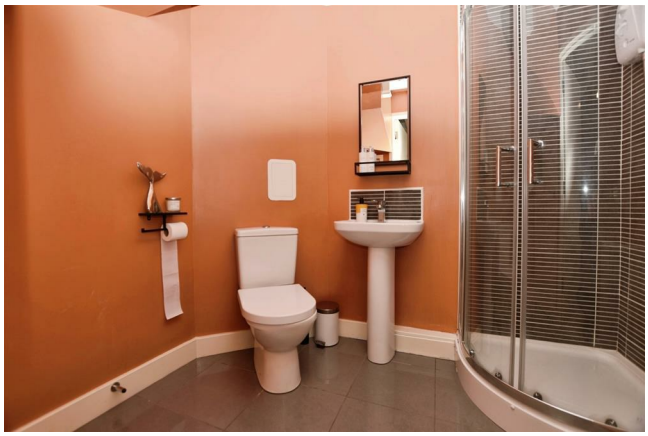
With built in storage cupboard, central heating radiator and stails to the first floor.

Bedroom Two 15'3 x 9'0 max (4.65m x 2.74m max)



Two Upvc double glazed windows and central heating radiator .

Shower Room 7'6 x 5'10 (2.29m x 1.78m)



With a walk in shower enclosure and electric shower above and tiled inset. Low flush toilet and pedestal sink. Under stairs store and tiled flooring.

First Floor

Living Kitchen 15'3 x 15'2 (4.65m x 4.62m)



With a range of floor and eye level units and complimentary work surfaces and splash back tiling above. Sink with mixer tap and drainer to the side, Oven / Hob and Hood above and Integrated Fridge Freezer. Laminate flooring and three Upvc double glazed windows.

Lobby
With Upvc double glazed window and central heating radiator with stairs leading to the top master suite.

Master 15'3 x 15'2 (4.65m x 4.62m)



With a range of slide fitted wardrobes, four Upvc double glazed windows and central heating radiator.

En Suite 7.19 x 6'9 (2.13m.5.79m x 2.06m)



With walk in shower enclosure and mixer shower above, low flush toilet and pedestal sink. Tiled flooring and central heating radiator.

External





Front garden is mainly laid to lawn with a raised decking area and well kept boarders and private side drive for parking.

Tenure
The property is freehold.

Estate Fees
We understand that an estate fee is payable annually at approximately £126.00 for this property and additional costs may be incurred transferring the deed of ownership from vendor to purchaser.

EPC Rating
EPC Rating: C

Council Tax Band
Council Tax Band A- Hull City Council

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - EE/Three/Vodafone/O2
Broadband - Basic 15 Mbps Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Making an offer
In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to silicitors to progress a sale.

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.

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 Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to shown the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other

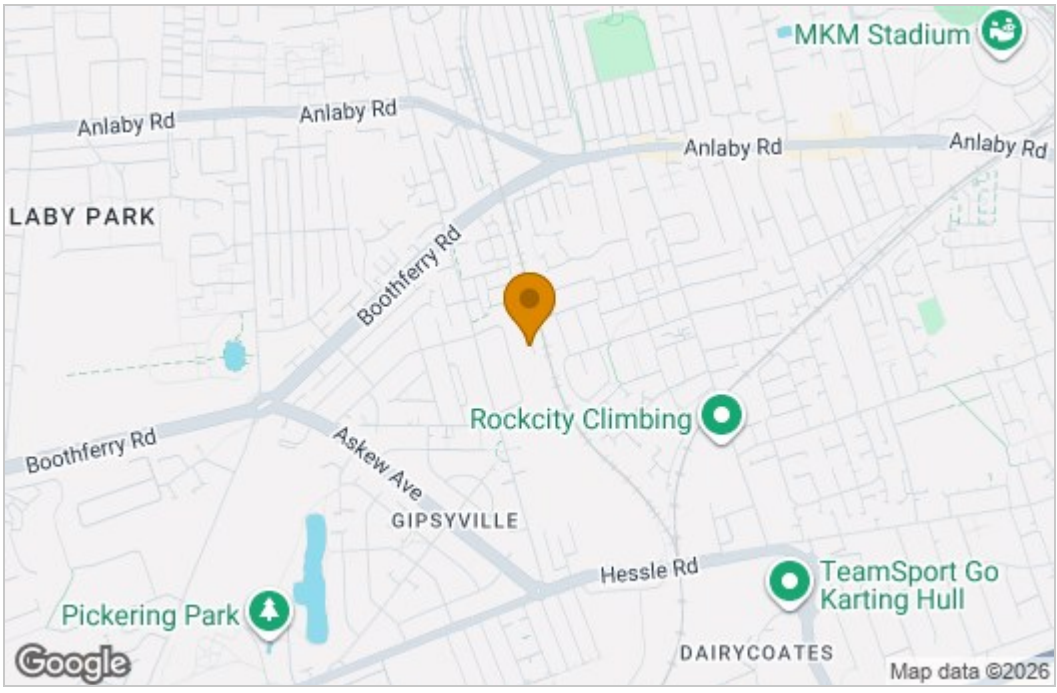
details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

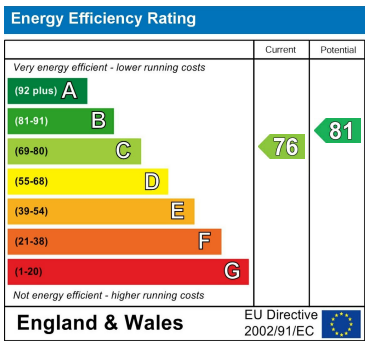
Floor Plan

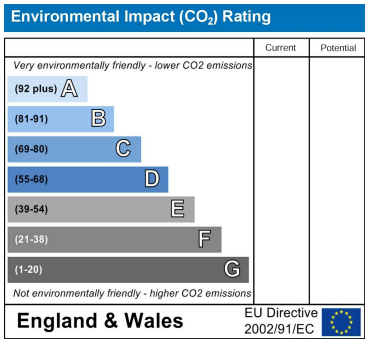


Area Map



Energy Efficiency Graph





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