Whitakers
Estate Agents

# 77 Boundary Way, Hull, HU4 6DH

## £160,000

This immaculate end terrace home is presented in true move-in condition and is a real credit to its current owners. Stylishly presented throughout, it would make an ideal first purchase, whilst also appealing to young families or downsizers seeking a home within this ever-popular location.

The accommodation briefly comprises; entrance hall, spacious lounge, useful ground floor W/C and a modern full-width open plan kitchen/diner with integrated appliances and French doors opening onto the rear garden.

To the first floor are two generous double bedrooms, with the main bedroom benefiting from built-in storage, together with a well-presented family bathroom suite.

Externally, the property enjoys off-street parking to the front, whilst to the rear is an enclosed garden which is mainly laid to lawn and benefits from a good degree of privacy, not being directly overlooked from the rear.

A fantastic home offering style, practicality and a great location in equal measure.

Early viewing is highly advised.

## The Accommodation Comprises

### Ground Floor

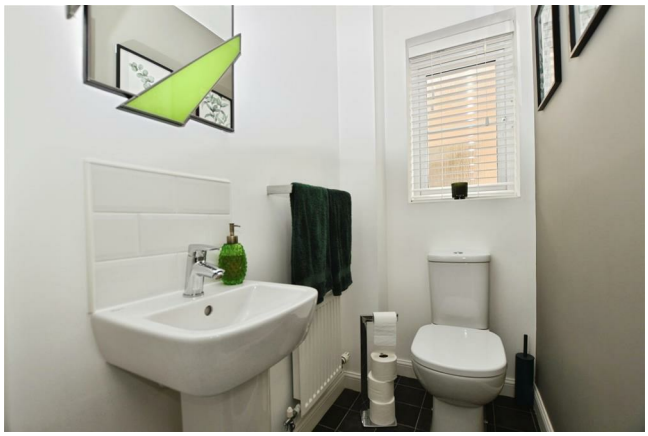
### Entrance
Double glazed front door leading to the entrance

### Lounge 12'11" x 12'7" (3.956 x 3.840)

Upvc double glazed window and central heating radiator

### Inner hall
With access to store cupboard and W/C

### W/C



With a low flush toilet, pedestal sink and Upvc double glazed window

### Kitchen / Diner 12'11" x 7'11" (3.950 x 2.418)

With a range of modern floor and eye level units and complimentary work surfaces above, integrated appliance's include - Fridge Freezer, Dishwasher, Washing machine, Oven, Hob and Hood above, sink with mixer tap and drainer to the side. Upvc double glazed and French doors leading to the garden.

## First Floor

### Landing
Loft hatch and central heating radiator

### Bedroom One 12'11" x 9'10" (3.954 x 3.003)

With laminate flooring, Upvc double glazed window and central heating radiator. Built in store cupboard

### Bedroom Two 12'11" x 7'11" (3.954 x 2.423)

Upvc double glazed window and central heating radiator

### Bathroom 6'4" x 6'0" (1.951 x 1.835)

With a panelled bath, low flush toilet, pedestal sink and shower above bath. Upvc double glazed window and central heating radiator. Part tiled walls.

## External

Low maintenance front garden with off street parking. The rear garden is enclosed to the boundary, mainly laid to lawn with a paved patio seating area to enjoy the sun in the warmer months.

## Estate Fees

We understand that an estate fee is payable annually for this property at £160.50 approximately and additional costs may be incurred transferring the deed of ownership from vendor to purchaser.

## Tenure

The property is freehold.

## Council Tax

## EPC Rating

EPC Rating- C

## Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal - EE/Three/Vodafone/O2
Broadband - Basic 18 Mbps Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

## 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.

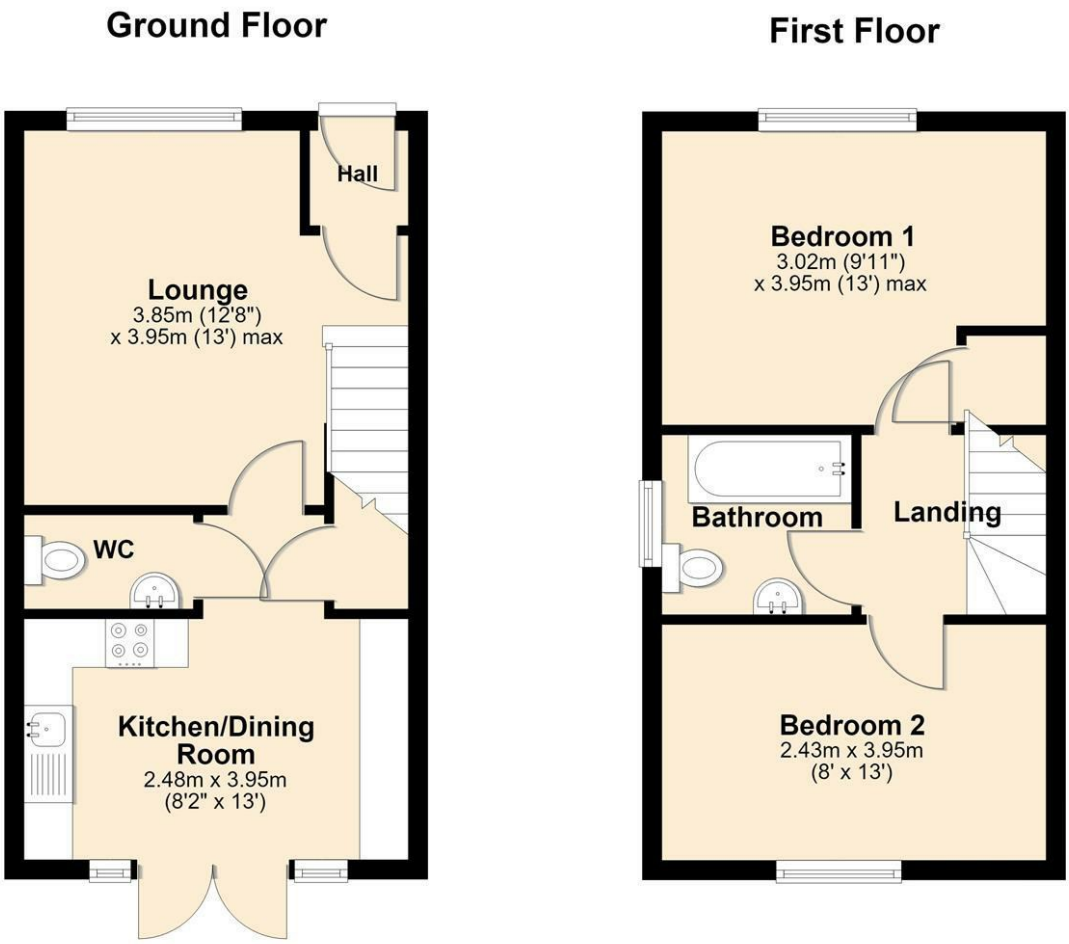
## Free Market Appraisals / Valuations

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

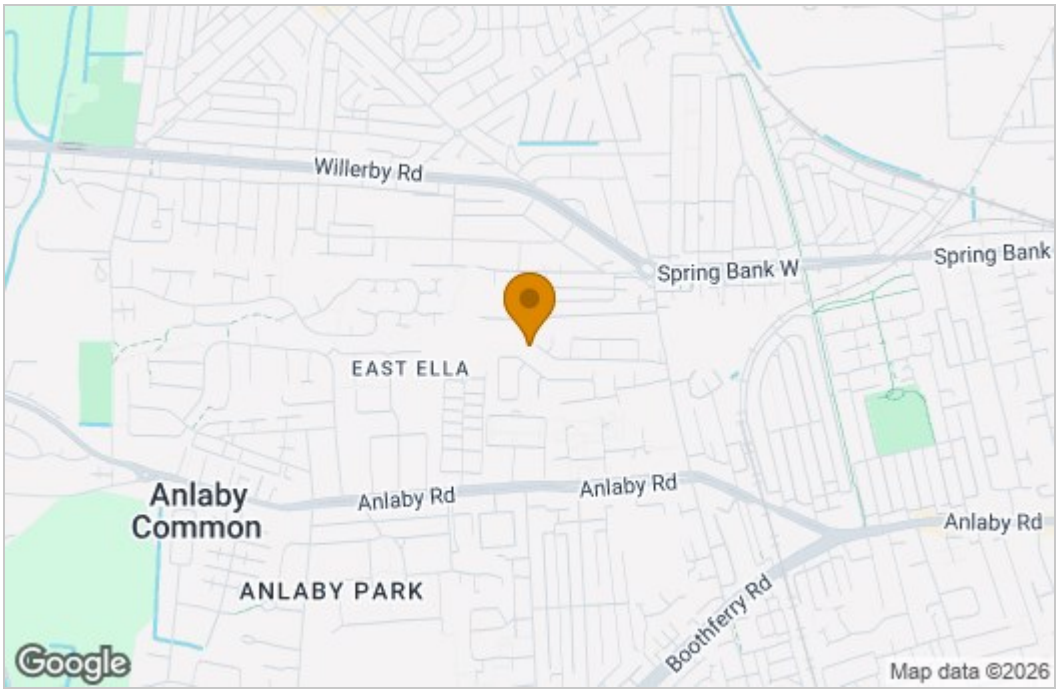
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

## Floor Plan

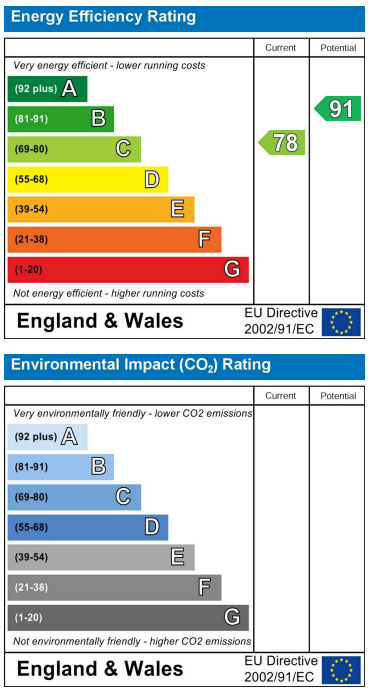



Total area: approx. 59.1 sq. metres (635.6 sq. feet)

## Area Map




## Energy Efficiency Graph

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