

# Whitakers

Estate Agents



## 9 Boundary Way, Hull, HU4 6DH

**£285,000**

Whitakers Estate Agents are pleased to introduce this immaculate detached family home, established on a modern development off Calvert Lane, and enjoying close proximity to a range of local amenities and transport links hosted by Spring Bank West, and Anlaby Road.

Externally to the front aspect, there is a low maintenance garden, laid to lawn with faux grass and complimented with decorative planting. A side drive accommodates off-street parking, and leads towards a detached garage.

Upon entering, the resident is greeted by a welcoming entrance hall that incorporates useful storage, and follows to a spacious lounge, open plan kitchen / dining room, and utility room with adjoining cloakroom.

A fixed staircase rises to the first floor that boasts two double bedrooms, a third bedroom with an en-suite, and a fourth bedroom - all of which are served by well-appointed bathroom.

French doors in the lounge open onto a patio seating area that overlooks the enclosed rear garden - laid to lawn with decorative planting, and complimented with a further paved area that houses a wooden storage shed.

The accommodation comprises

Front external



Externally to the front aspect, there is a low maintenance garden, laid to lawn with faux grass and complimented with decorative planting.

Ground floor

Hall

Composite double glazed entrance door, central heating radiator, built-in storage cupboard, and tiled flooring. Leading to :

Lounge 21'7" x 10'3" (6.58 x 3.14 )



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

Open plan kitchen / dining room 21'7" x 10'9"  
(6.58 x 3.29 )



Kitchen area



UPVC double glazed window, central heating radiator, and tiled flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, and integrated oven with hob and extractor hood above.

Dining area



Two UPVC double glazed windows, central heating radiator, and tiled flooring.

Utility room 6'9" x 5'4" (2.07 x 1.63 )



Composite double glazed door, central heating radiator, and tiled flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above, and plumbing for a washing machine.

Cloakroom



Central heating radiator, and tiled flooring. Furnished with a two-piece suite comprising vanity sink with mixer tap, and low flush W.C.

First floor

Landing

With access to the loft hatch, central heating radiator, built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom one 12'7" x 9'11" maximum (3.85 x 3.04 maximum)



UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

En-suite



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with vinyl flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap, and low flush W.C.

Bedroom two 8'8" x 15'5" (2.65 x 4.70 )



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

Bedroom three 9'7" x 10'9" (2.93 x 3.28 )



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

### Bedroom four 10'8" x 4'1" (3.27 x 1.25 )



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

### Bathroom



UPVC double glazed window, central heating radiator, and fully tiled with vinyl flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, vanity sink with mixer tap, and low flush W.C.

### Rear external



French doors in the lounge open onto a patio seating area that overlooks the enclosed rear garden - laid to lawn with decorative planting, and complimented with a further paved area that houses a wooden storage shed.

### Garage and off-street parking



A side drive accommodates off-street parking, and leads towards a detached garage.

### 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 - 00030132000901

Council Tax band - D

### EPC rating

EPC rating - C

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

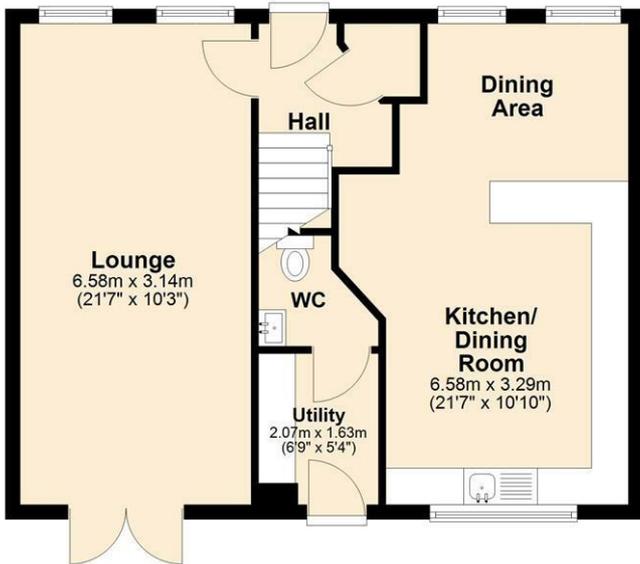
#### Whitakers Estate Agent Declaration

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

## Ground Floor

Approx. 54.4 sq. metres (585.1 sq. feet)



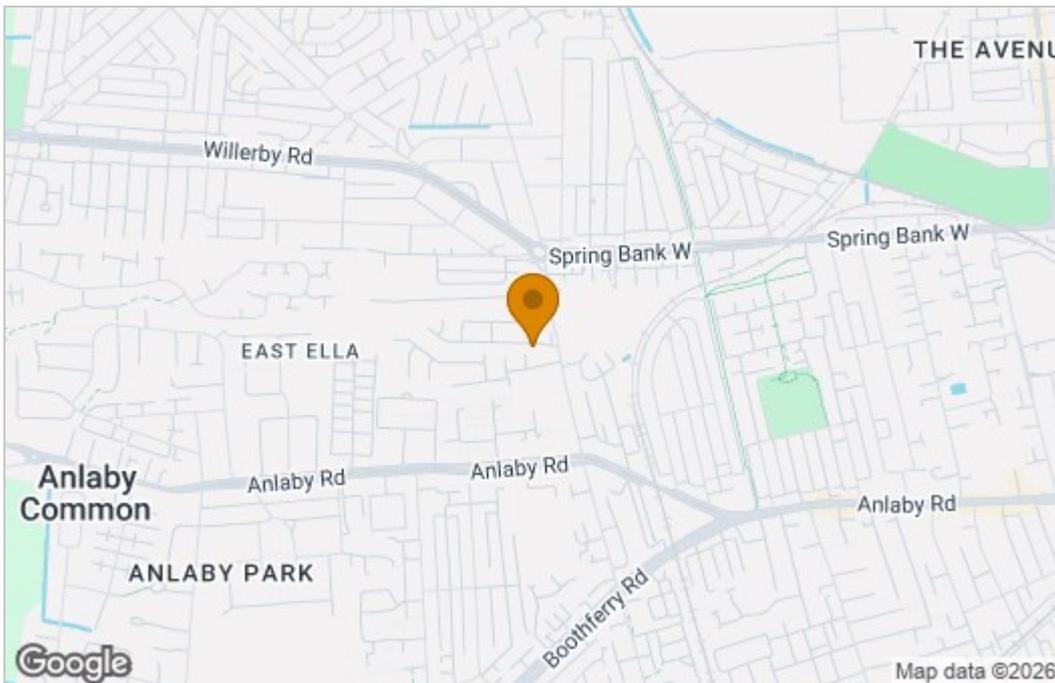
## First Floor

Approx. 55.0 sq. metres (591.8 sq. feet)

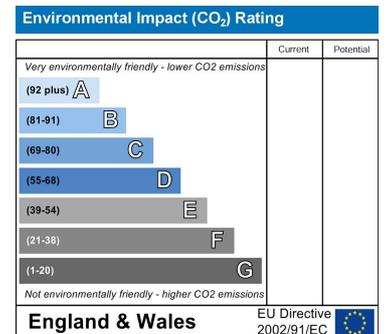
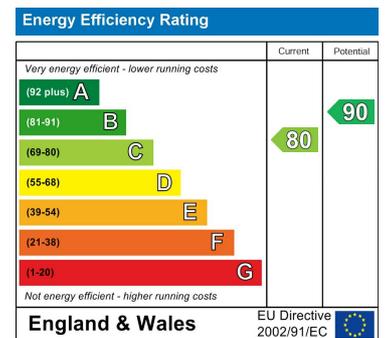


Total area: approx. 109.3 sq. metres (1176.9 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.