

# Whitakers

Estate Agents



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

**£135,000**

This well presented two bed town house is offered to the market as move into condition, situated in a prime residential location, well placed to access the city centre and Hospital, making this a great option for first time buyers or professionals looking to be close to the Hospital.

The main features include - entrance with built in storage cupboard, bedroom two and ground floor shower room. The first floor boasts a full width living kitchen with a range of appliances. The second floor houses the master suite with walk in wardrobe / dressing room and En suite.

Externally there is a small low maintenance garden to the front and allocated off street parking.

This well presented property should appeal to a wide range of buyers, be quick early viewings are advised.



## Accommodation Comprises

### Entrance

UPVC double glazed front door.

### Hallway

Storage cupboard, laminate flooring and radiator.

Bedroom Two 15'3 x 8'9 (4.65m x 2.67m)



Two UPVC double glazed windows, laminate flooring and radiator.

Shower Room 7'7 x 5'9 (2.31m x 1.75m)



Walk in enclosed electric shower, pedestal wash basin, low flush WC, storage cupboard, radiator and laminate flooring.

### First Floor Landing

Kitchen / Lounge / Diner 15'4 x 15'1 (4.67m x 4.60m)

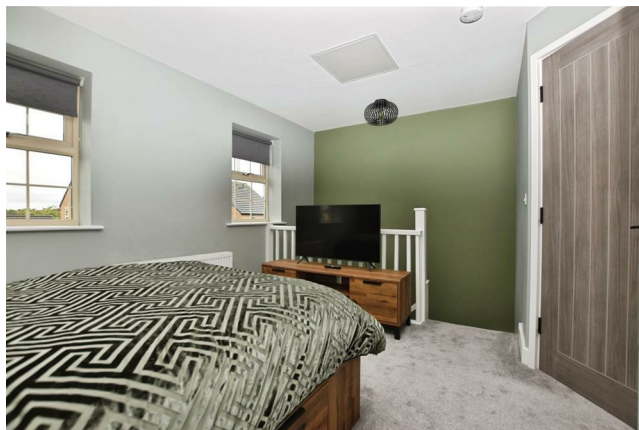


Two UPVC double glazed window, a range of base, wall and drawer units with work tops above. Integrated oven and hob with extractor hood over, integrated fridge freezer and sink unit.

Breakfast Bar, radiator, laminate flooring and stairs leading to bedroom one.

### Second Floor

Bedroom One 15'1 x 9'0 (4.60m x 2.74m)



Three UPVC double glazed windows and radiator.

En suite 6'7 x 6'1 (2.01m x 1.85m)



Walk in enclosed mixer shower, pedestal sink unit, low flush WC and shower.

Walk In Dressing Room 8'3 x 5'11 (2.51m x 1.80m)



UPVC double glazed window and fitted wardrobe.

## Externally



## Estate Fees

We understand that an estate fee is payable annually of approx £180.00 for this property and additional costs may be incurred transferring the deed of ownership from vendor to purchaser.

## Tenure

The property is freehold.

## Council Tax Band

Council Tax Band A

## 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

## 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.

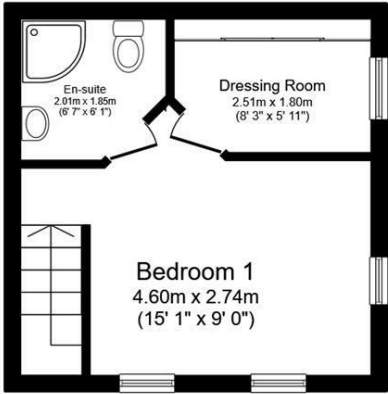
Floor Plan



Ground Floor  
Floor area 21.5 sq.m. (231 sq.ft.)



First Floor  
Floor area 21.5 sq.m. (231 sq.ft.)

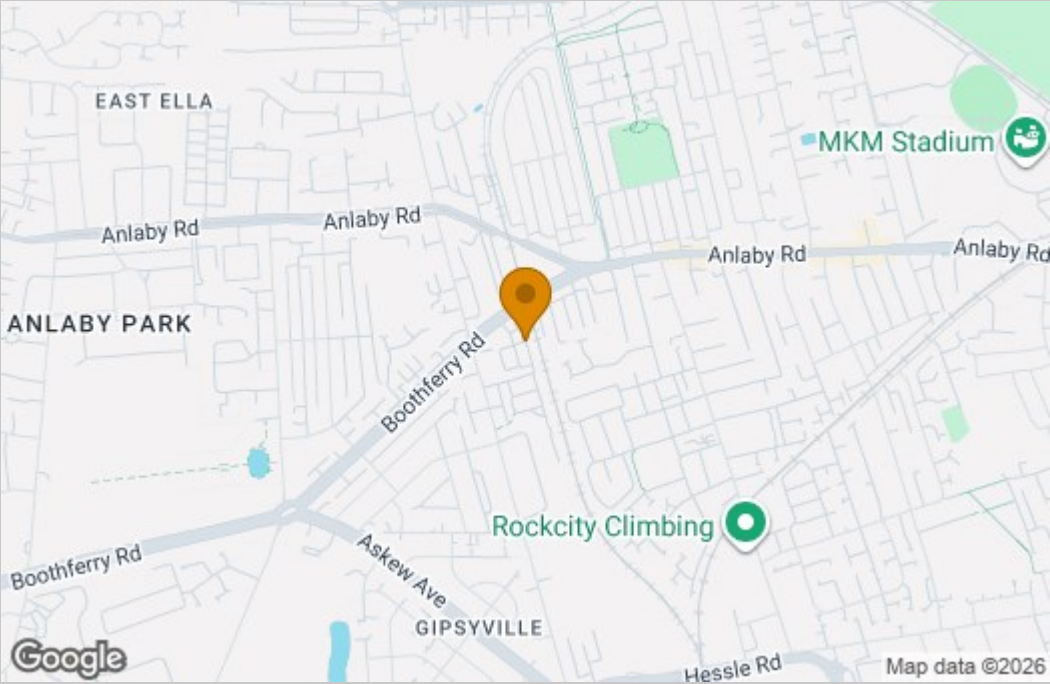


Second Floor  
Floor area 21.5 sq.m. (231 sq.ft.)

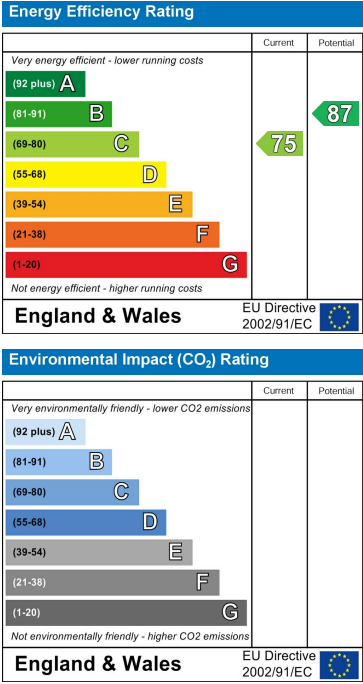
Total floor area: 64.4 sq.m. (694 sq.ft.)

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](https://www.propertybox.io)

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.