

Whitakers

Estate Agents



16 Boundary Way

, Hull, HU4 6DQ

£180,000

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The Accommodation Comprises

Front External

Ground Floor

Entrance Hall

7'0" x 3'7" (2.15m x 1.10m)

An external composite entrance door with a decoratively leaded and partially frosted double glazed panel insert and a double glazed top-light leads into the entrance hall. Having a central heating radiator and a tile effect vinyl finish to the floor.

Cloakroom / W.C.

6'0" x 2'9" (1.84m x 0.85m)

Being fitted with a two piece suite in white comprising; low level W.C. suite with button push flush and a pedestal wash hand basin with a mixer tap and a tiled splashback finish to the wall. There is a central heating radiator, a wall mounted extractor fan unit, a consumer unit and a tile effect vinyl finish to the floor.

Lounge

15'1" (including stairs to 12'1") x 15'7" (4.61m (including stairs to 3.70m) x 4.77m)

Having a Upvc double glazed window to the front elevation, a central heating radiator, a wood effect laminate finish to the floor and where a flight of stairs lead to the first floor accommodation beneath which there is a built-in understairs storage cupboard.

Dining Kitchen

15'0" x 9'6" (4.59m x 2.90m)

Being fitted with a range of units in a steel blue colour with brushed steel effect fittings comprising; wall mounted eye-level units, drawers and base units with a complementary fitted marble effect roll-top worksurface over which extends to create a splashback finish to the walls and incorporates a stainless steel sink and drainer unit with a mixer tap. There is an integrated 'Zanussi' electric oven, a four ring gas hob with a stainless steel splashback to the wall and a concealed extractor hood above. Having an integrated dishwasher, plumbing for an automatic washing machine, space for a larder style fridge freezer, a central heating radiator, a tile effect

vinyl finish to the floor, a Upvc double glazed window to the rear elevation and Upvc double glazed 'French' doors leading onto the rear garden. Concealed within a wall mounted unit is the 'Ideal Logic combi 35' boiler.

First Floor Accommodation

Landing

Having a loft hatch access to the ceiling.

Bedroom One

12'5" x 8'0" (3.80m x 2.46m)

Having a Upvc double glazed window to the rear elevation and a central heating radiator.

Bedroom Two

11'7" x 8'1" (3.55m x 2.47m)

Having a Upvc double glazed window to the front elevation and a central heating radiator.

Bedroom Three

9'6" x 6'7" (2.91m x 2.03m)

Having a Upvc double glazed window to the rear elevation and a central heating radiator.

Bathroom

6'7" x 6'4" (to 9'6") (2.03m x 1.94m (to 2.91m))

Being fitted with a three piece suite in white comprising; panelled bath with mixer tap, mains shower and glazed side screen, a pedestal wash basin with mixer tap and a low level W.C. suite with button push flush. There is a central heating radiator, an extractor fan unit to the ceiling, an obscured double glazed window to the front elevation, a partially tiled finish to the walls, a vinyl finish to the floor and a built-in airing cupboard.

External

There is an open plan foregarden with a range of shrubbery planting. A paved path to the side of the property leads to the enclosed rear garden which has been beautifully landscaped with areas laid to paving stones, lawn and decorative aggregates, together with a further paved patio area with timber framed pergola. There is a timber built garden store shed and timber fencing to the boundaries with an access

gate to the rear boundary leading to two allocated parking spaces.

Tenure

The Tenure of this property is Freehold.

Council Tax Band

Local Authority - Kingston-Upon-Hull.
Council Tax Band 'C'.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone/ Three / O2

Broadband - Basic 16 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

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.

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.

Whitakers Estate Agent Declaration

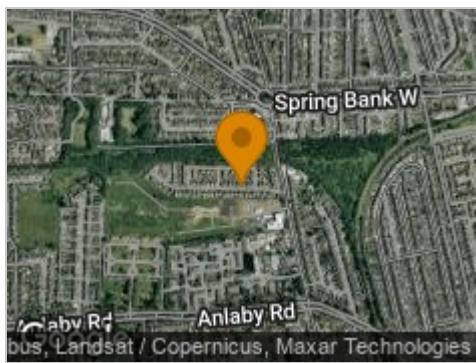
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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



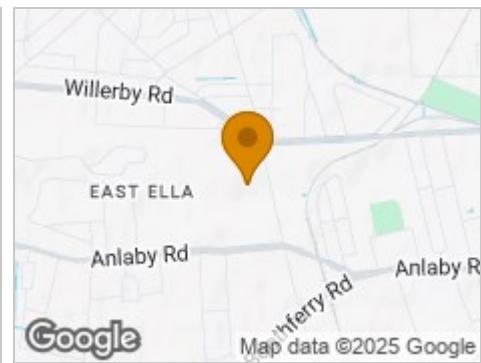
Road Map



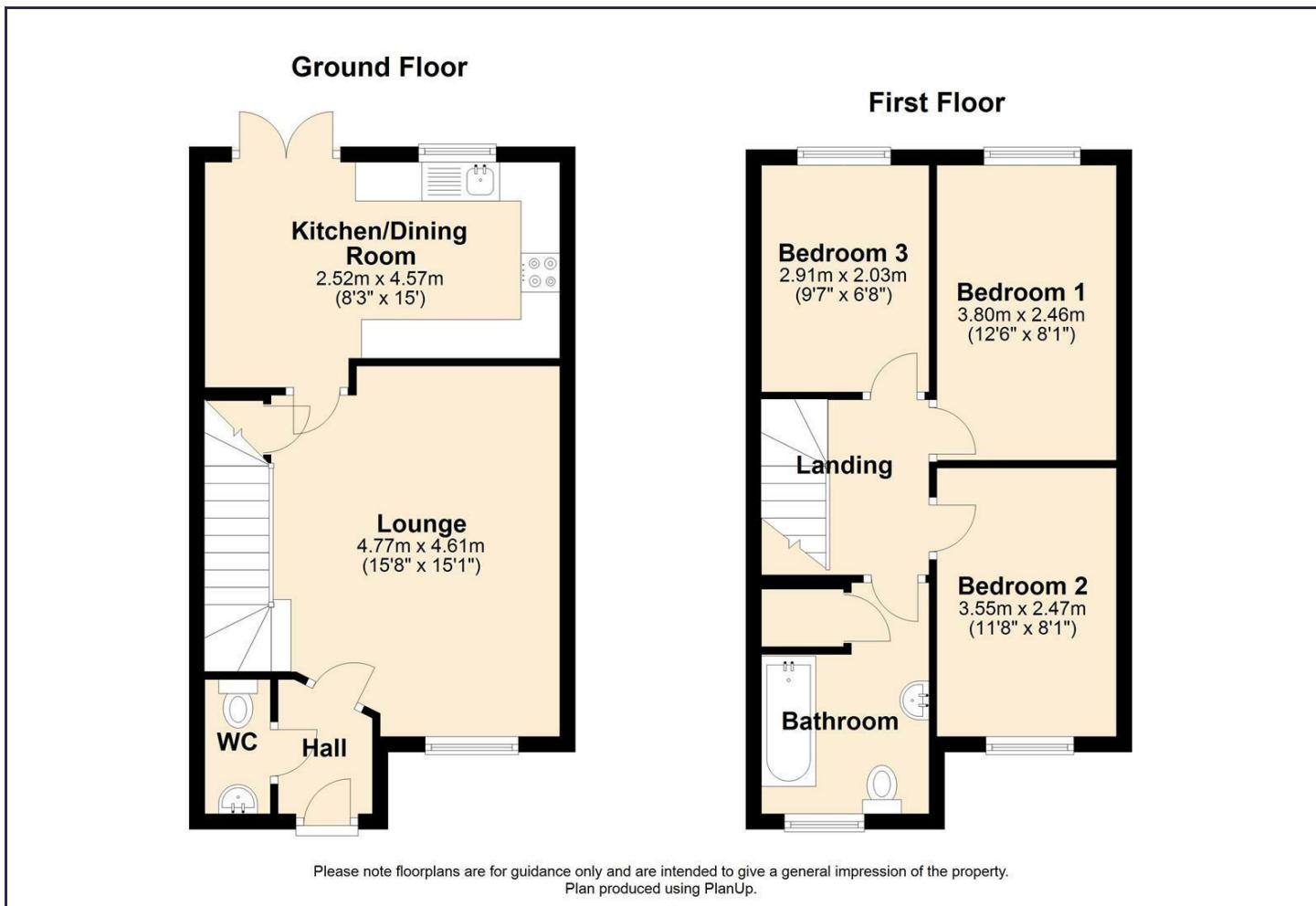
Hybrid Map



Terrain Map



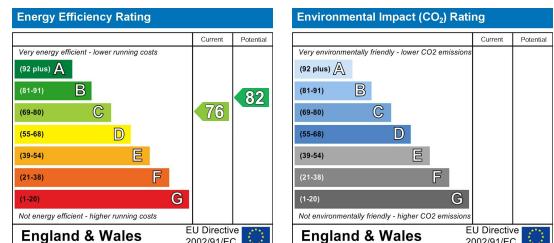
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.