

Whitakers

Estate Agents



320 Boothferry Road, Hull, HU4 6EL

£75,000

**** NO ONWARD CHAIN ****

Introducing this ground floor flat which is an ideal renovation project for a first time buyer, those who require a lateral lifestyle, or a developer.

Internally, the layout comprises entrance hall, modern bathroom, kitchen, spacious lounge, and a double bedroom with fitted wardrobes.

The development is established on Boothferry Road in Hull, which boasts close proximity to an abundance of local amenities, and transport links. The apartment complex also enjoys well-maintained communal gardens to the front and rear

Accommodation Comprises

Entrance

UPVC double glazed window.

Hallway

Radiator.

Lounge 15'4 x 10'4 (4.67m x 3.15m)



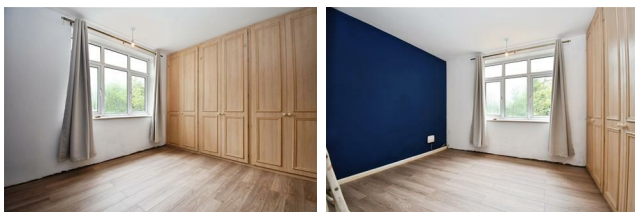
UPVC double glazed window, built in storage, radiator and laminate flooring.

Kitchen 9'9 x 7'4 (2.97m x 2.24m)



Two UPVC double glazed windows, a range of base, wall and drawer units with work tops above and splash back tiles. Storage cupboard, plumbing for a washing machine and sink unit with mixer tap.

Bedroom One



UPVC double glazed window, fitted wardrobe, laminate flooring and radiator.

Bathroom



Two UPVC double glazed windows, panelled bath with mixer shower over, low flush WC, wash basin and radiator.

Eternally



With mature landscaped gardens that are well maintained and kept by the management company.

Tenure

Leasehold tenure.

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 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - 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

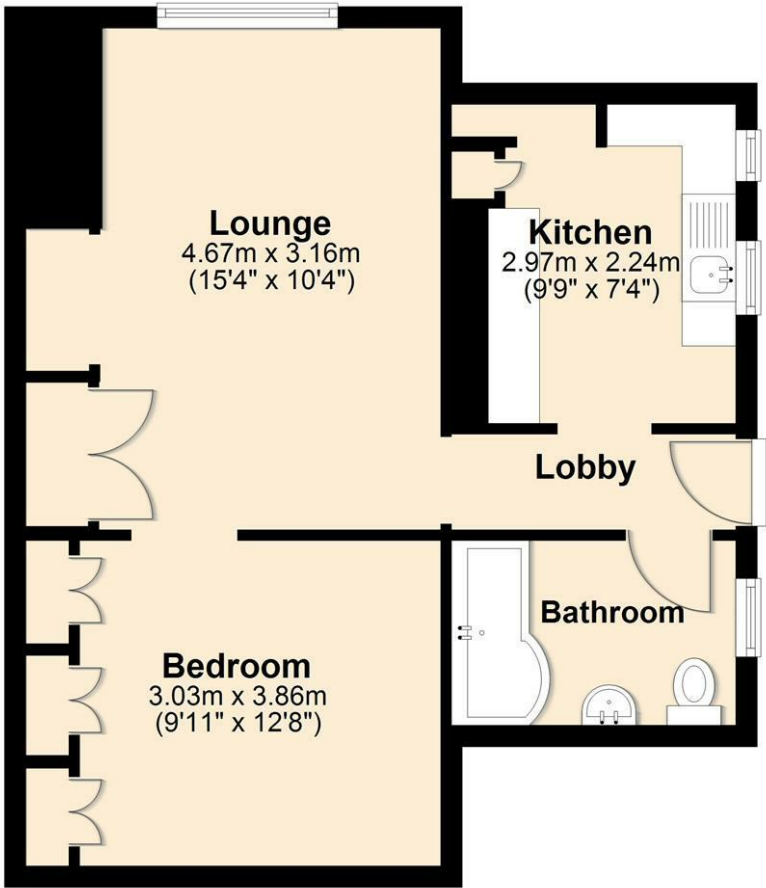
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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

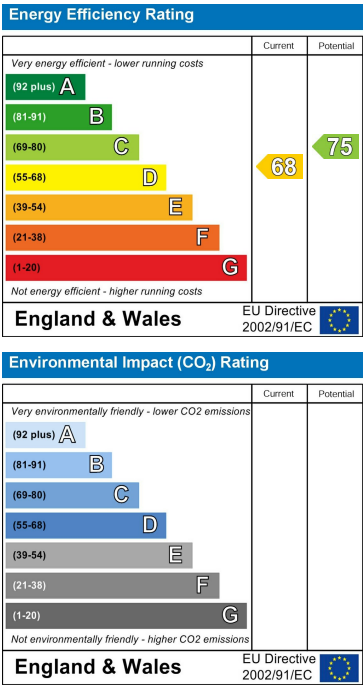
Ground Floor



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.