



## 9 Boston Court, Hull, HU7 3EG

**Offers Around £185,000**

**\*\*No Chain\*\***

Whitakers are delighted to bring this spacious 3 bedroom semi detached property occupying an outstanding corner plot to the market!

Sitting at the foot of a quiet private cul-de-sac with open outlook to the front, the property has the additional benefit of spacious side and rear gardens, a detached double garage and driveway parking for multiple vehicles!

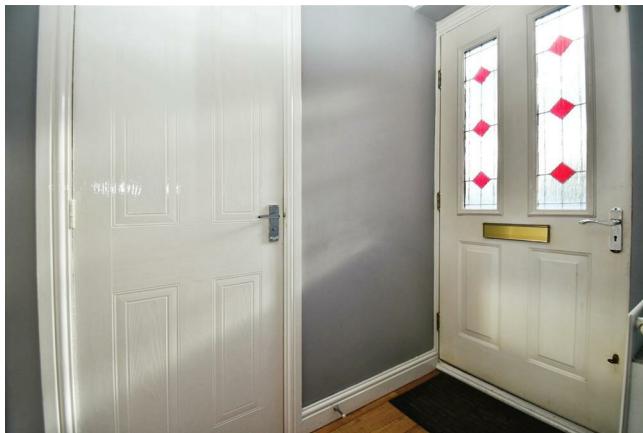
Ideally positioned for highly regarded local schools and transport links around the City, as well as being in close proximity to the range of shops and leisure facilities at nearby Kingswood Retail Park, the property offers spacious family accommodation in a popular and sought after location.

Well presented throughout, the property briefly comprises; entrance hallway, downstairs cloakroom, lounge, dining kitchen and conservatory to the ground floor whilst there are 3 generous bedrooms and a modern shower room to the first floor.

Also benefiting from majority uPVC glazing and gas central heating, viewing is highly recommended to fully appreciate the property and location!

## The Accommodation Comprises

### Entrance Hallway



Composite side entrance door into entrance hallway with laminate flooring, central heating radiator and door into....

### Downstairs Cloakroom

With low flush wc, hand wash basin, laminate flooring, central heating radiator and window to rear aspect.

### Lounge 14'6 x 14'11 (4.42m x 4.55m)



Spacious lounge with two uPVC windows to front aspect, carpeted flooring, central heating radiator and feature fireplace with inset electric fire.

### Dining Kitchen 9'7 x 14'11 (2.92m x 4.55m)



Fitted wall and base units with contrasting work surfaces and tiled splash backs. 4 ring gas hob with extractor over and electric fan oven below. stainless steel sink/drainer, plumbing for under counter washing machine and drier, laminate flooring, central heating radiator, space for family dining, 2 upVC windows to rear and patio doors into....

### Conservatory 8'8 x 8'6 (2.64m x 2.59m)



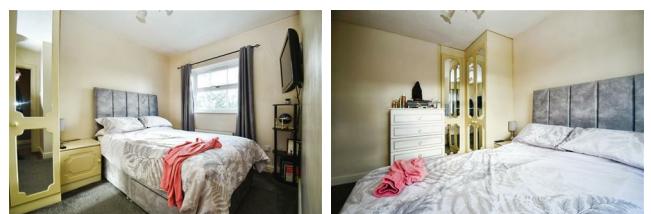
With Patio doors into rear garden

### First Floor Landing



Stairs from entrance hallway to first floor landing with carpeted flooring and central heating radiator.

### Bedroom One 8'3 x 10'9 (2.51m x 3.28m)



uPVC window to front aspect, carpeted flooring, central heating radiator and built in wardrobes.

### Bedroom Two 7'9 x 8'4 (2.36m x 2.54m)



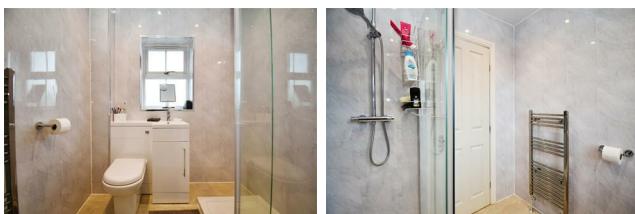
uPVC window to rear aspect, carpeted flooring, central heating radiator, storage cupboard and built in wardrobes.

### Bedroom Three 7'10 x 6'4 (2.39m x 1.93m)



uPVC window to front aspect, carpeted flooring and central heating radiator.

### Shower Room 6'6 x 6'4 (1.98m x 1.93m)



Modern shower room comprising walk in double shower with twin head mains shower and glazed screen, vanity unit housing concealed cistern low flush wc and hand wash basin, chrome heated towel rail, vinyl flooring, panelled walls, ceiling spot-lights and uPVC window to rear.

### Outside



The property sits at the foot of a cul-de-sac and is approached via private driveway which provides off road parking for multiple vehicles and leads to the detached double garage. Perimeter hedging gives an excellent level of privacy whilst there is an additional lawned area to the front of the property. Gate access leads to the extremely spacious side and rear garden, laid mainly to lawn with gravel and slate beds, paved patio seating area and perimeter fencing.

### Double Garage

The detached double garage features up and over doors and electric supply.

### Tenure

The property is Freehold

### Council Tax

Council Tax band B

### EPC

EPC rating D

### 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 sales 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.

### Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 10 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - Planning – Application Summary

11/00901/FULL

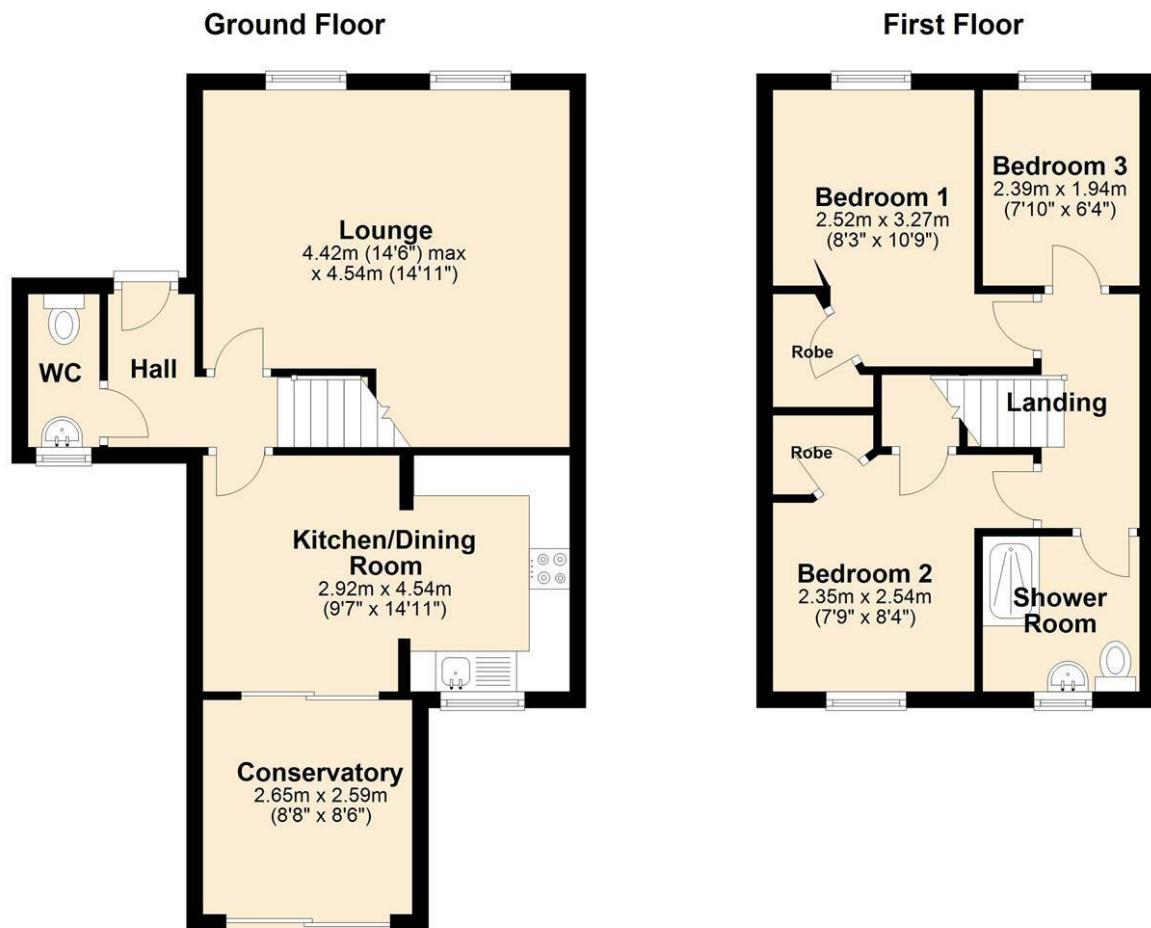
Retention of 1.93m (6'3") high fence along part of southern boundary.

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### Whitakers Estate Agent Declaration:

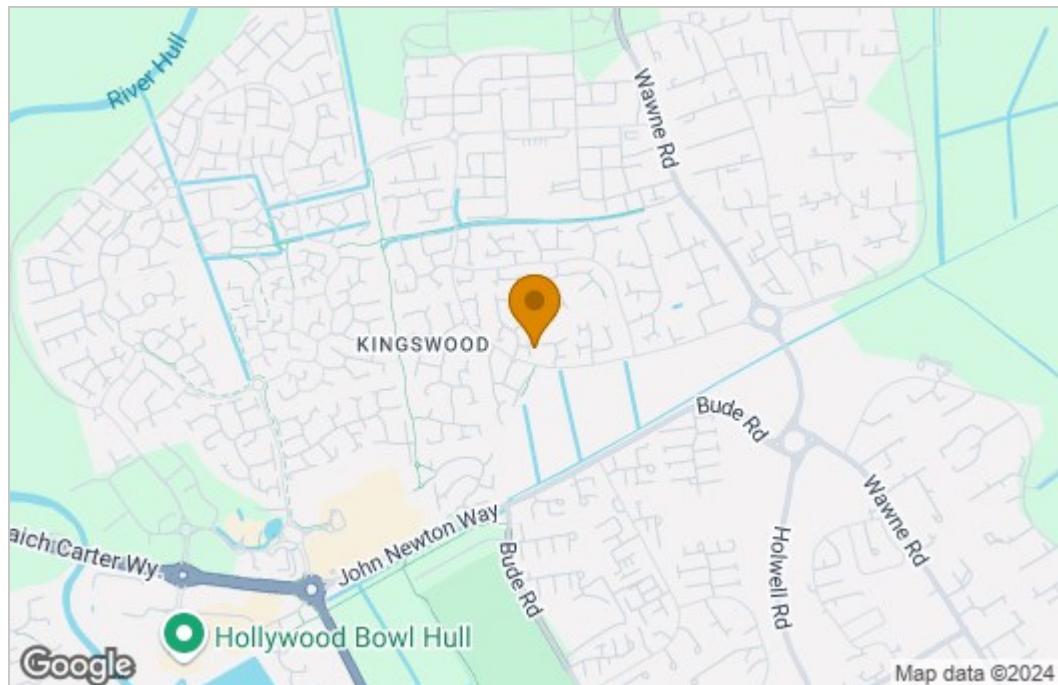
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

## Floor Plan

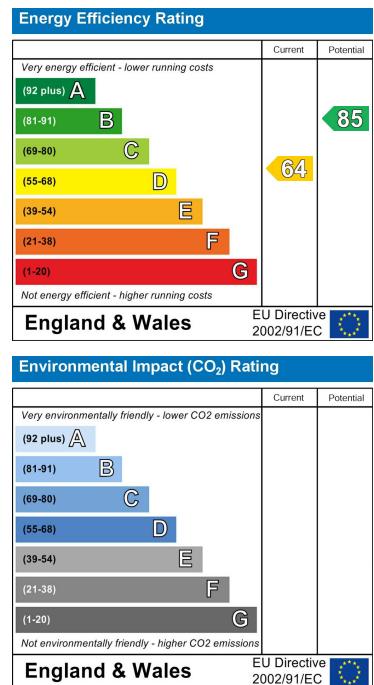


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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.