

Whitakers

Estate Agents



75 Boundary Way

, Hull, HU4 6DH

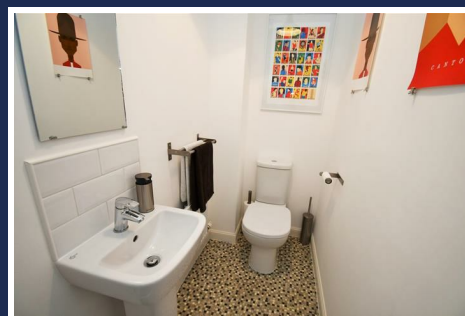
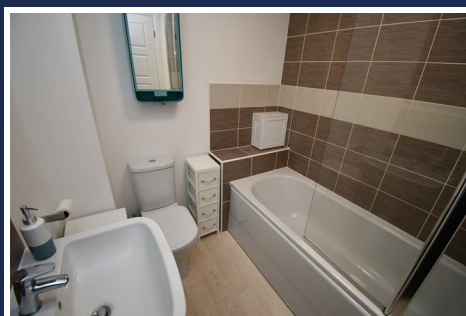
Asking Price £140,000



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Entrance Porch

Entrance door, radiator and door leading to;

Lounge

12'10" x 12'5" (3.93 x 3.81)

UPVC double glazed window, open plan staircase leading to the first floor landing and radiator.

Downstairs W.C

Partially tiled walls, extractor fan and radiator. Fitted with a pedestal wash basin and a low level flush W.C.

Kitchen

3.93 x 2.41 (0.91m.28.35m x 0.61m.12.50m)

Double doors leading to the rear garden, understairs storage cupboard and radiator. The modern fitted kitchen comprises a range of cream matt base, drawer and wall mounted units, fitted work surfaces with contrasting upstands, stainless steel sink unit with drainer and mixer tap over, integrated oven with gas hob and extractor hood over and plumbing for an automatic washing machine.

First Floor Landing

With access to the roof void, radiator and doors leading to both bedrooms and bathroom.

Bedroom One

12'10" x 9'8" (3.93 x 2.97)

UPVC double glazed window,, radiator, fitted wardrobes with frosted sliding doors and additional overstairs storage.

Bedroom Two

12'10" x 7'10" (3.93 x 2.41)

UPVC double glazed window and radiator.

Bathroom

Partially tiled walls, extractor fan and radiator. Fitted with a white three piece suite comprising; panelled bath with shower over and shower screen, pedestal wash basin and low level flush W.C.

Outside

To the front aspect of the property there is a an allocated parking space. To the rear aspect there is an enclosed rear garden with fencing to the surrounding perimeters. The garden is mainly laid to lawn.

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.

Valuations

We offer a free sales valuation service, as a an Independent company we have a strong interest in

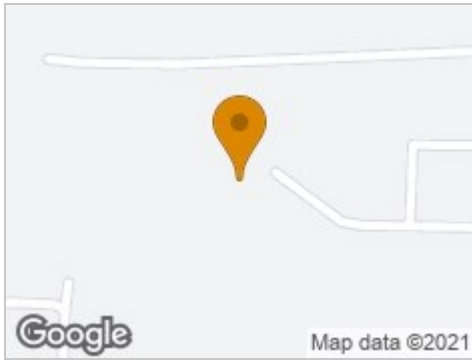
Tel: 01482 330490

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 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



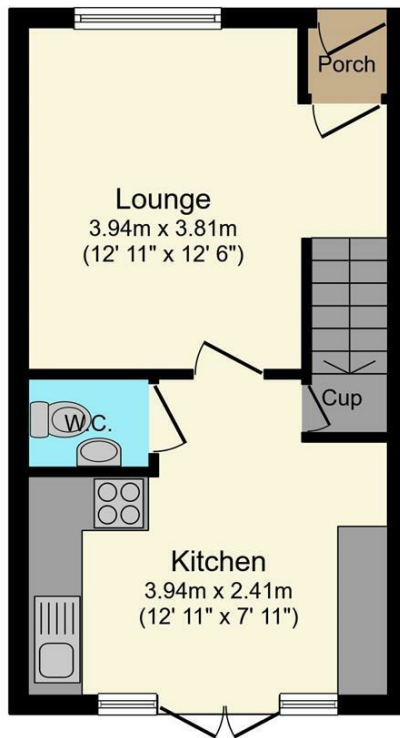
Hybrid Map



Terrain Map

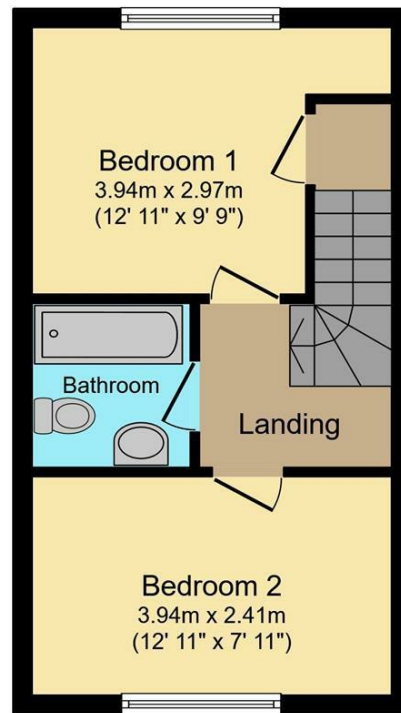


Floor Plan



Ground Floor

Floor area 29.7 sq.m. (320 sq.ft.) approx



First Floor

Floor area 29.7 sq.m. (320 sq.ft.) approx

Total floor area 59.5 sq.m. (640 sq.ft.) approx

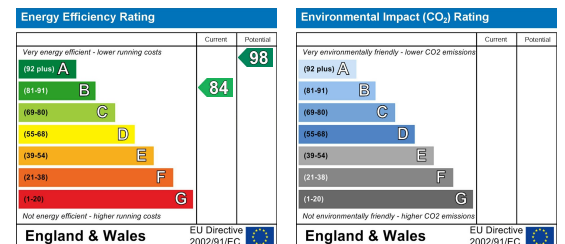
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewing

Please contact our West Hull Office on 01482 330490 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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