

Whitakers

Estate Agents



52 Boothferry Park Halt, Hull, HU4 6BA

£210,000

Whitakers Estate Agents are pleased to introduce this attractive three-bedroom home on Boothferry Park Halt, offering a flexible layout across three floors with two reception areas, additional office space and off-street parking. The impressive rear sitting room adds a real sense of space to the ground floor, while the overall accommodation is well suited to modern family living and conveniently placed for a range of amenities across west Hull.

Externally to the front approach, there is a paved forecourt with a side drive that accommodates off-street parking for two vehicles.

Upon entry, the resident is greeted by a welcoming entrance hall that incorporates a cloakroom. The ground floor accommodation then continues to a fitted kitchen with a range of integrated appliances and open plan aspect to the spacious lounge and stunning sitting room which allows natural light to flood the room from all directions. The first floor provides two bedrooms, a family bathroom and an additional office area positioned off the landing. A fixed staircase continues to the second floor, where the principal bedroom is complemented by useful storage, a separate dressing room/office and its own en-suite shower room.

Bi-fold doors open onto an enclosed paved garden, enhanced with decorative planting and benefitting from having a detached storage / entertainment room.

The property from having custom-made wooden shutters to most windows.

With its flexible three-storey layout and particularly attractive rear sitting room, this is a home that offers plenty of practical living space while remaining within easy reach of west Hull amenities. Viewing at the earliest convenience is recommended to avoid disappointment.

The accommodation comprises

Front external



Externally to the front approach, there is a paved forecourt with a side drive that accommodates off-street parking for two vehicles.

Ground floor

Hallway

Composite double glazed door, central heating radiator, and tiled flooring. Leading to :

Cloakroom

Central heating radiator, and tiled flooring. Furnished with a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

Kitchen / dining room 13'6" x 7'1" maximum (4.14 x 2.18 maximum)



UPVC double glazed window, central heating radiator, and tiled flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, and a range of integrated appliances including : oven with hob and extractor hood above, fridge-freezer, and washing machine.

Lounge 10'2" x 13'8" (3.10 x 4.19)



Central heating radiator and tiled flooring.

Sitting room 10'4" x 12'0" (3.16 x 3.68)



UPVC double glazed throughout with open sky light and French doors opening to the rear garden, two vertical central heating radiators, and tiled flooring.

First floor

Landing

Carpeted flooring, and secluded landing - which could be used as an office - with UPVC double glazed window, and fixed staircase to the second floor. Leading to :

Bedroom two 10'5" x 11'11" (3.18 x 3.65)



Two UPVC double glazed windows, central heating radiator, fitted wardrobes, and carpeted flooring.

Bedroom three 7'5" x 7'1" (2.27 x 2.16)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



Central heating radiator, and fully tiled. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

Second floor

Bedroom one 11'3" x 10'3" (3.44 x 3.13)



With access to the loft hatch, UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

Dressing room / office 8'7" x 6'0" (2.63 x 1.83)



Roof style window, central heating radiator, and carpeted flooring.

En-suite



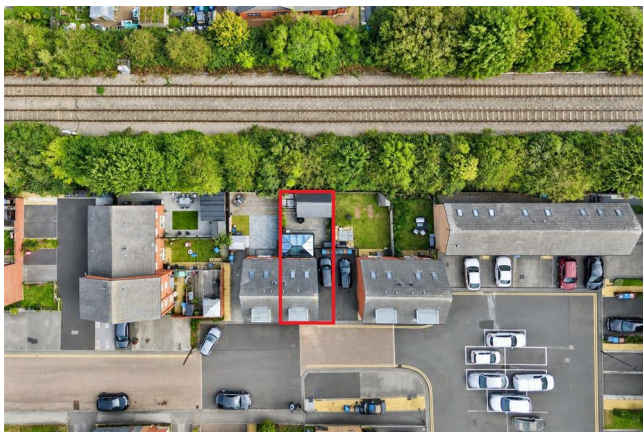
Roof style window, central heating radiator, built-in storage cupboard, and partly tiled to splashback areas with tiled flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower and waterfall feature, pedestal sink with mixer tap, and low flush W.C.

Rear external



Bi-fold doors open onto an enclosed paved garden, enhanced with decorative planting and benefitting from having a detached storage / entertainment room.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030162005201

Council Tax band - C

EPC rating

EPC rating - TBC

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will

send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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 Declaration

We wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are

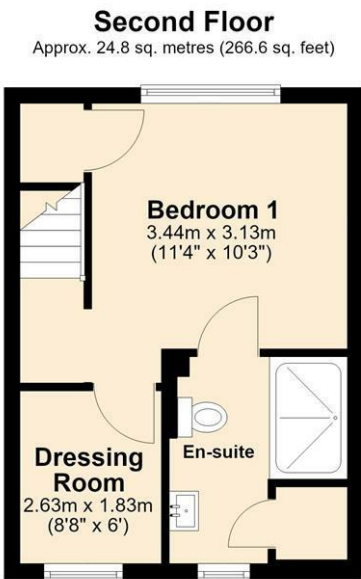
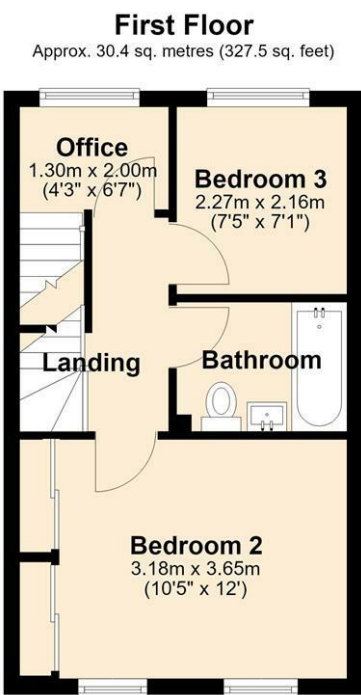
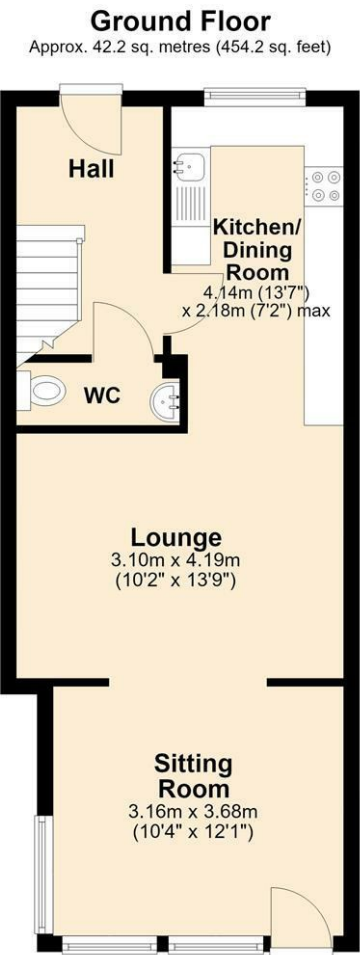
believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

[Free Market Appraisals / Valuations](#)

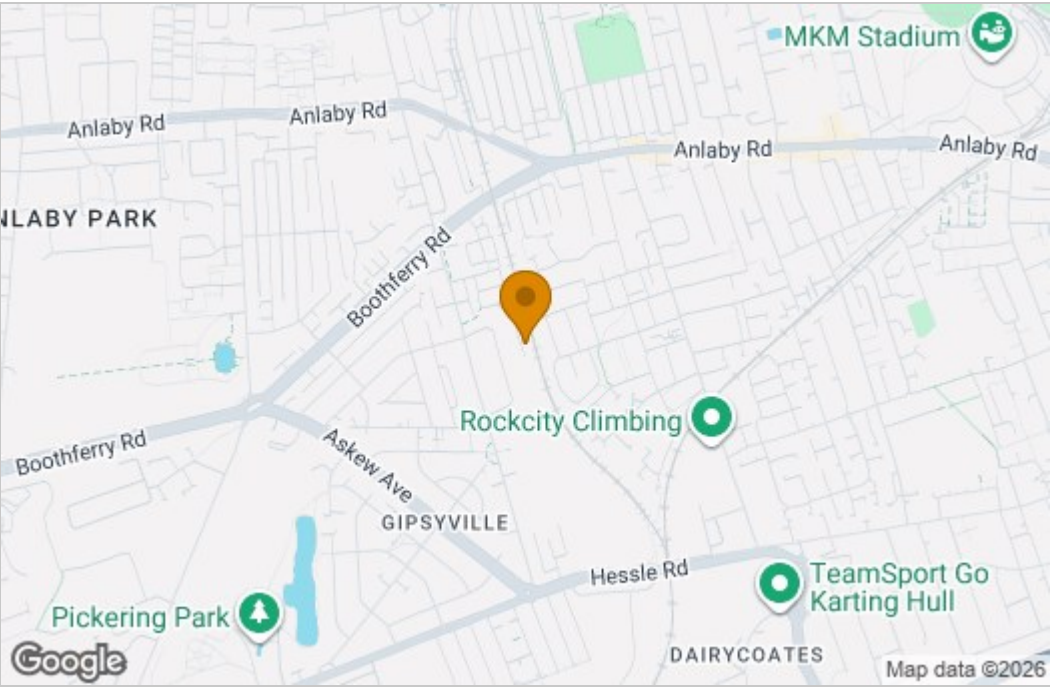
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

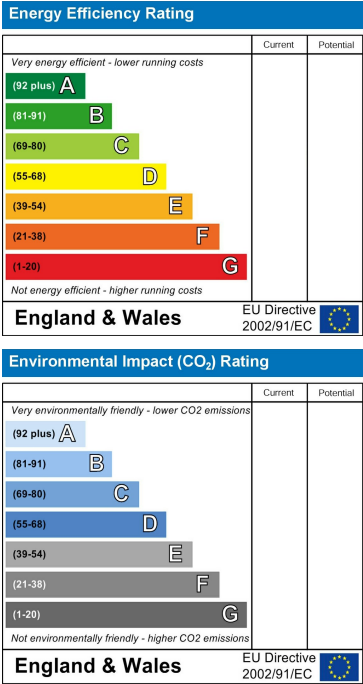


Total area: approx. 97.4 sq. metres (1048.3 sq. feet)

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