Whitakers
Estate Agents









54 Boundary Way, Hull, HU4 6DQ

£158,000

Whitakers Estate Agents are pleased to introduce this attractive two bedroom end-terrace property on Boundary Way, offered to the market with NO ONWARD CHAIN. Conveniently positioned within the HU4 area, the property provides well-arranged accommodation that would be particularly well suited to young and growing families.

Upon entry, the resident is greeted by a welcoming entrance lobby which opens into the lounge. An inner lobby provides useful built-in storage and access to a ground-floor cloakroom, while to the rear is a fitted kitchen / diner with a range of integrated appliances and French doors opening onto the garden. A fixed staircase ascends to the first floor, where there are two bedrooms, with bedroom one benefiting from built-in storage, together with a three-piece bathroom.

The property forms part of a modern development which incorporates a communal park / playing area, with an estate fee payable towards the upkeep and maintenance of the development. Externally to the front approach, there is a lawned garden with a side drive providing off-street parking. French doors from the kitchen / diner open onto a patio which overlooks a lawned rear garden with a wood-chipped section and fencing to the surround.

Early viewing is recommended to fully appreciate what this property has to offer.

The accommodation comprises

Front external



Externally to the front approach, there is a lawned garden with a side drive that accommodates off-street parking.

Ground floor

Entrance lobby
UPVC double glazed composite door, central heating radiator, and carpeted flooring. Opening to :

Lounge 12'5" x 12'11" (3.80 x 3.95)




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

Inner lobby
Built-in storage cupboard, and laminate flooring. Leading to :

Cloakroom
UPVC double glazed window, central heating radiator, and laminate flooring. Furnished with A two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

Kitchen / diner 7'11" x 12'10" (2.43 x 3.92)




UPVC double glazed French doors and side windows, central heating radiator, and laminate 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 / grill, hob with extractor hood above, fridge-freezer, washing machine, and dishwasher.

First floor

Landing
With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 9'8" x 12'11" (2.97 x 3.95)



UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bedroom two 7'10" x 12'11" (2.41 x 3.94)



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

Bathroom



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with vinyl flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

Rear external





French doors from the kitchen / diner open onto a patio that overlooks a lawned garden with a wood-chipped section, and fencing to the surround.

Estate Fees

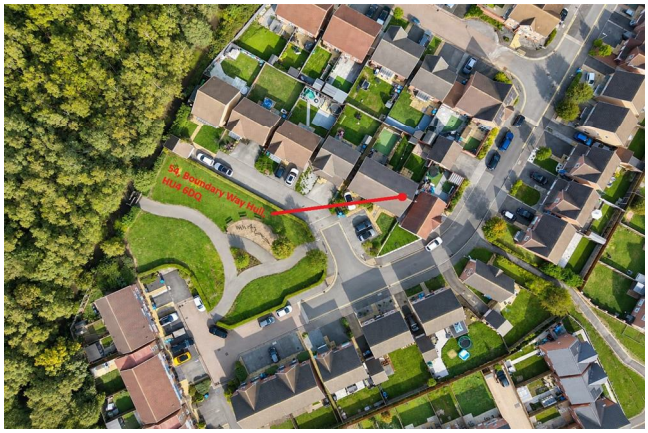
We understand that an estate fee is payable annually for this property at approx £160.00 and additional costs may be incurred transferring the deed of ownership from vendor to purchaser.

Communal park / playing area





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 - 00030132005401
Council Tax band - B

EPC rating

EPC rating - TBC

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

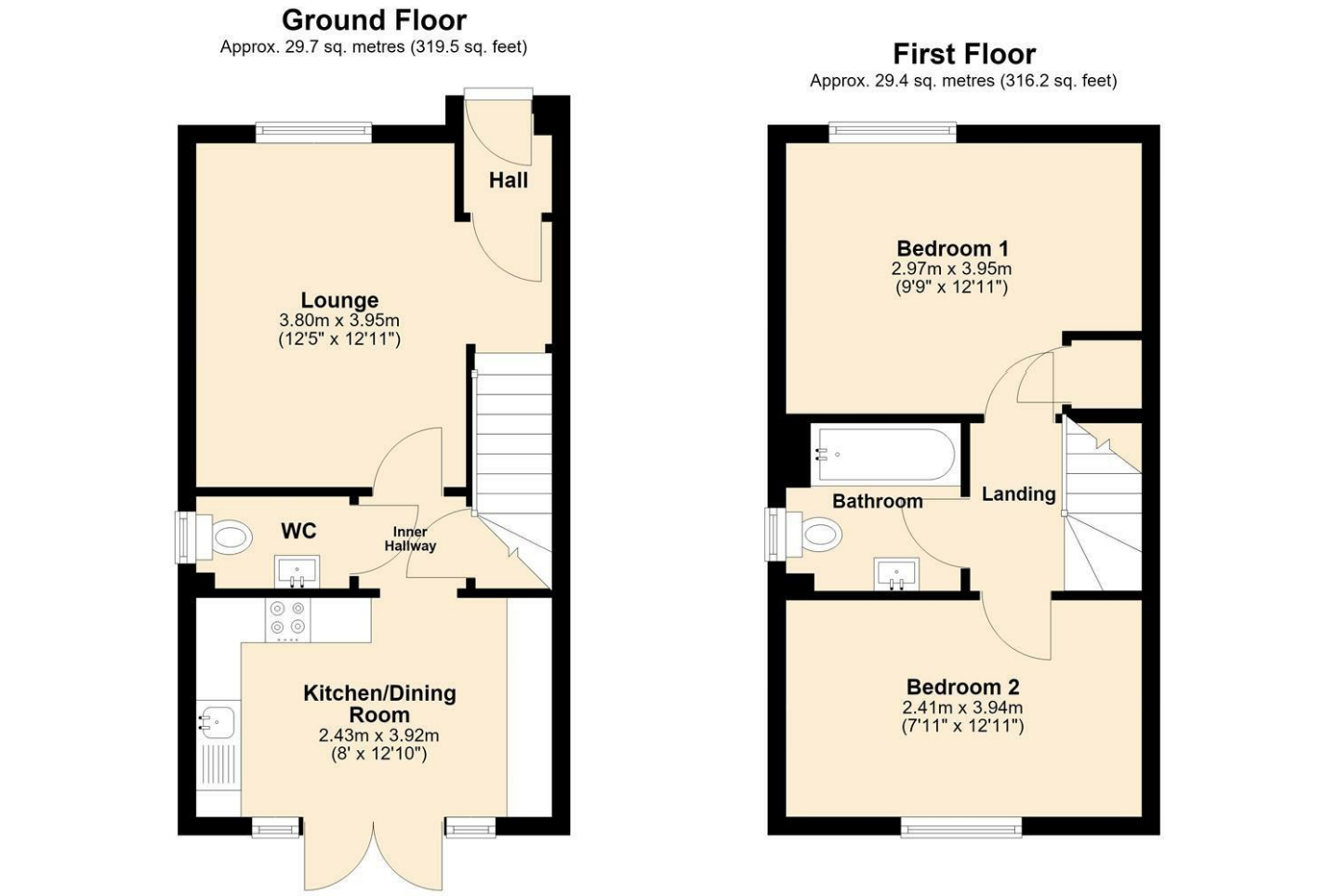
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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.

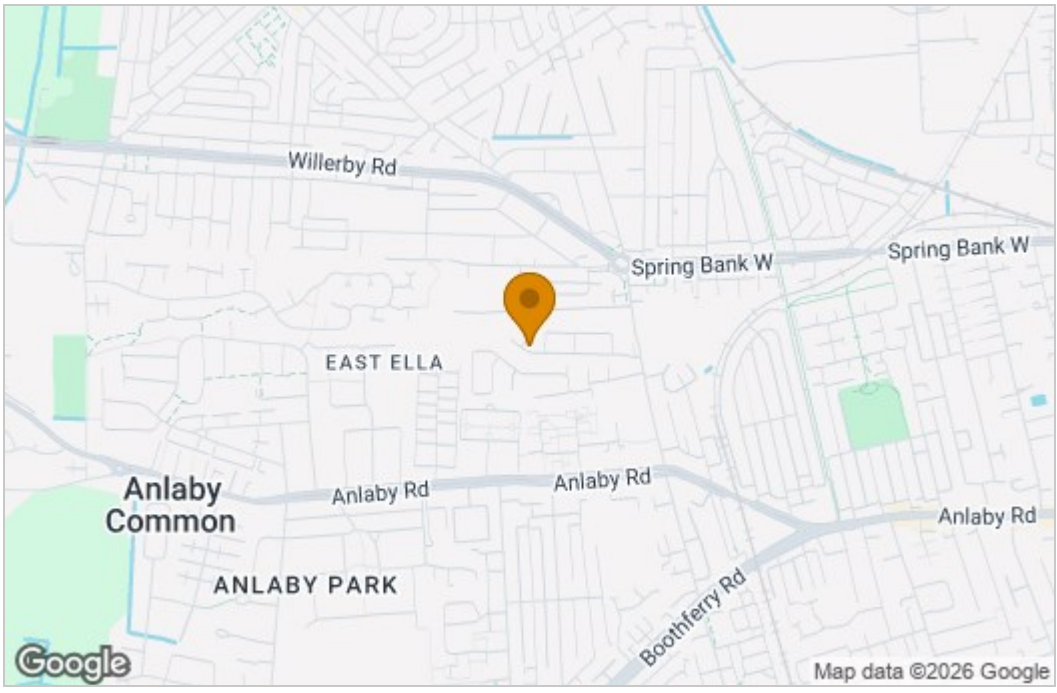
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

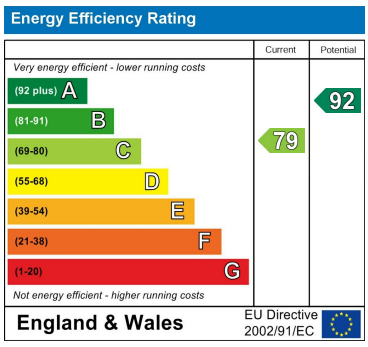


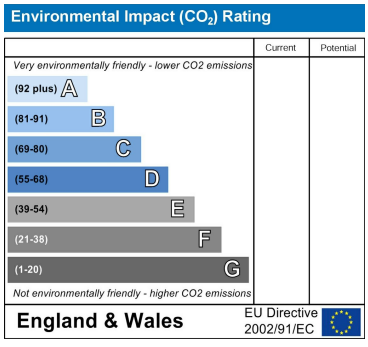
Total area: approx. 59.1 sq. metres (635.7 sq. feet)

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.

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