

Boothferry Park Halt, Hull, HU4 6BA

£695 Per Calendar Month

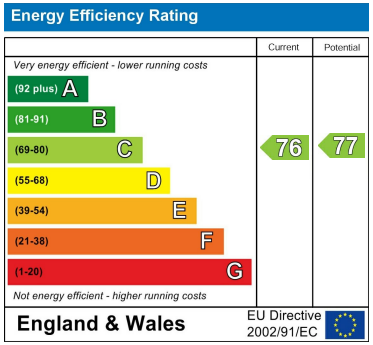
Philip Bannister

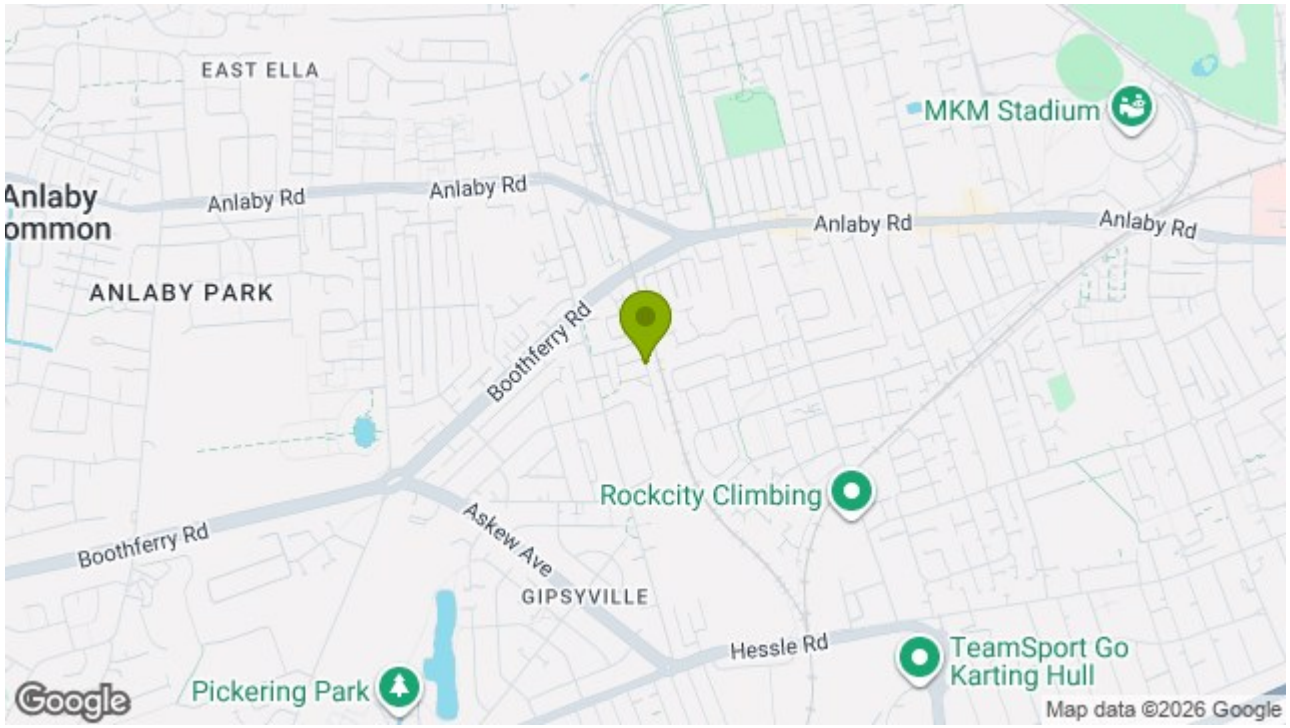
Boothferry Park Halt, Hull, HU4 6BA

A delightfully presented, modern townhouse style property. With open plan living kitchen. 2 double bedrooms, one with en-suite. Shower room. Off-street parking for 1 vehicle. Located within a highly sought after development. Early viewing is essential.

Key Features

- OFFERED UNFURNISHED
- Modern Townhouse
- Off-Street Parking
- Open Plan Living Space
- 2 Double Bedrooms
- 2 Shower Rooms
- Sought After Location
- EPC = C













LOCATION
This modern three storey townhouse is situated within the popular Strata development in West Hull. Ideally located for access to both Hull City Centre, the Humber Bridge & the A63/M62 motorway link. There are local amenities including two supermarkets, various shops, schools and public transportation.

OPEN PLAN KITCHEN / LIVING AREA
With fitted kitchen and integrated good include Electric Oven, Electric Hob, Fridge/Freezer and extractor Hood.

With ample dining and living space.

BEDROOM 1
A bedroom of double proportions situated on the first floor with fitted sliding wardrobes and access to the en-suite

EN-SUITE SHOWER ROOM
With three piece suite comprising of an enclosed shower cubicle, WC and sink.

BEDROOM 2
A bedroom of double proportions situated on the ground floor with fitted wardrobe and desk.

SHOWER ROOM
With three piece suite comprising of an enclosed shower cubicle, WC and a sink. Also housing a storage cupboard with plumbing for a washing machine.

EXTERNAL
The property comes with one designated off-street parking space.

TENANCY INFORMATION
The tenancy will be an Assured Periodic Tenancy (APT).
Bond/Deposit equal to One Months rent.
Sorry - No smokers.
Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£160.38). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If you application is successful, the holding deposit then forms part payment of your first months rent.

AGENTS NOTES
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) 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 (ii) all descriptions, dimensions, 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd 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 the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)









58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

Philip Bannister