



Boothferry Road, Hessele, HU13 9AU  
£315,000

Philip  
**Bannister**  
Estate & Letting Agents

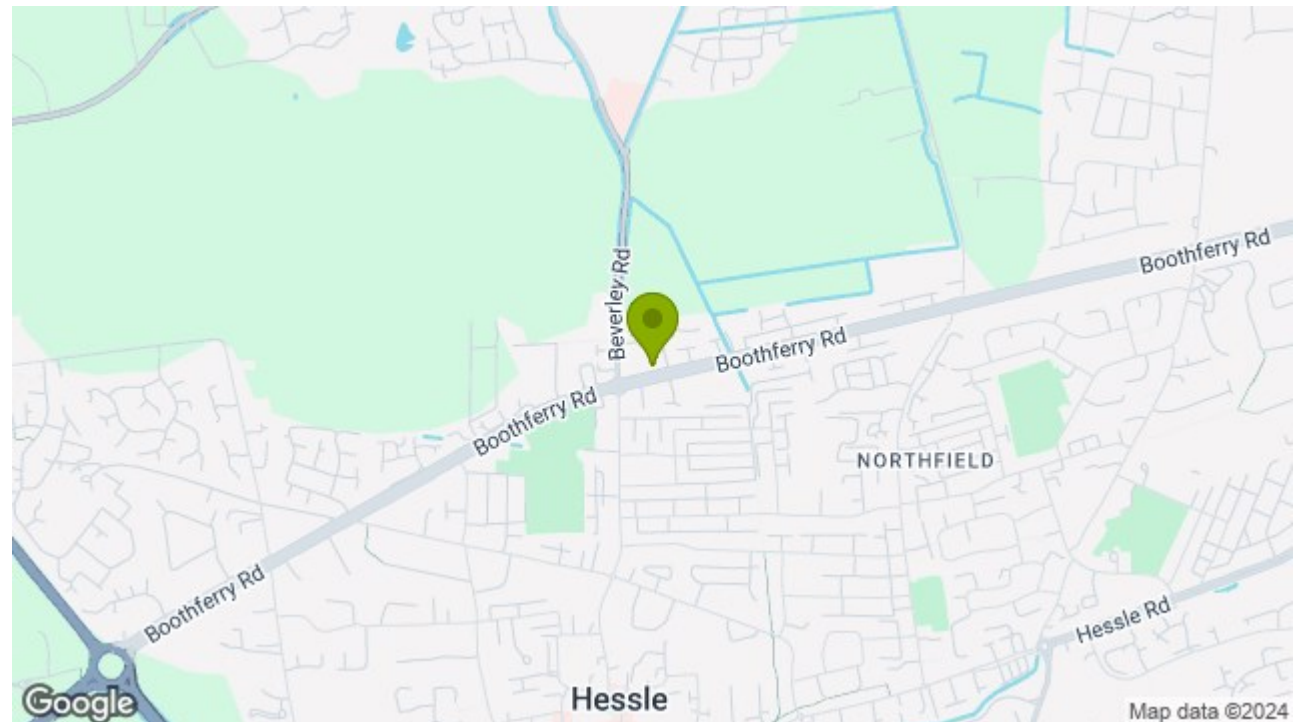
# Boothferry Road, Hessle, HU13 9AU

A truly unique detached property in the heart of Hessle. Having been vastly extended and improved by the current owners this one of a kind family home has so much to offer with flexible and generous ground floor accommodation comprising of a Living Room, Cloakroom, Living/Dining Kitchen and a Utility Area. To the first floor there are 4 Bedrooms, master with en-suite and a further family Bathroom. Externally the property has so much to offer with a superbly landscaped rear garden, a garage and off-street parking. One not to miss.

## Key Features

- Unique Detached Property
- Family Home
- Fantastic Rear Garden
- Superb Master Bedroom Suite
- 4 Bedrooms
- Generous Living Accommodation
- Garage & Off Street Parking
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





## HESSLE

The Town of Hessle is well served for local amenities with first class shopping facilities available within the Town Centre, public transportation & local primary and secondary schools. Good road and rail connections are available with a local train station off Southfield, and the A63 dual carriageway running nearby to the South of the town, allowing convenient access to Hull City Centre and the national motorway network.

## GROUND FLOOR;

### ENTRANCE HALL

A welcoming entrance hall with stairs and WC off.

### WC

With low flush WC, vanity wash hand basin and a window to the side elevation.

### LIVING ROOM

11;8 x 9'11 + bay (3.35m;2.44m x 3.02m + bay )  
A well presented living space with solid wood flooring, a bay window to the front elevation and a window to the side elevation.

### LIVING DINING KITCHEN

17'4 max x 22'10 max (5.28m max x 6.96m max )  
A fabulous living dining kitchen creating the hub of the home. The kitchen area benefits from two tone shaker wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include an Electric Hob, Electric Double Oven, Extractor Hood and a Sink Unit. Further benefitting from recessed spotlights, solid wood flooring, bay to the rear with French doors and ample living/dining space.

## UTILITY ROOM

7'6 x 9'6 (2.29m x 2.90m )

A handy addition to the property with white gloss wall and base units, laminated work surfaces and a tiled splashback. Further benefitting from plumbing for an Automatic Washing Machine and a Dishwasher, door to the rear and a door into the Garage.

## FIRST FLOOR;

### BEDROOM 1

8'4 + bay x 10'10 max (2.54m + bay x 3.30m max )  
A master bedroom with bay window to the front elevation, fitted wardrobes and open to the En-Suite.

### EN-SUITE

6'6 x 4 (1.98m x 1.22m )  
With a double shower and a pedestal sink unit, window to the front elevation.

### BEDROOM 2

11 x 8'8 max (3.35m x 2.64m max )  
A bedroom of double proportions with window to the rear elevation.

### BEDROOM 3

11 x 8'8 max (3.35m x 2.64m max )  
A bedroom of double proportions with window to the rear elevation.

### BEDROOM 4 / OFFICE

11 x 6'11 max (3.35m x 2.11m max )  
A generous bedroom currently utilised as an office with window to the side elevation.

### BATHROOM

6'6 x 8'3 (1.98m x 2.51m )  
Three piece bathroom suite comprising of a panelled bath with overhead shower, vanity wash hand basin

and a low flush WC. Further benefitting from partially tiled walls, recessed spotlights, a heated towel rail and a window to the side elevation.

## EXTERNAL;

### FRONT

Walled front garden with wrought iron gates, providing off-street parking.

### REAR

Superb landscaped rear garden with various patio and seating areas, shaped lawn, greenhouse and a shed.

### GARAGE

With light and power supply, side hinged doors to the front.

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## TENURE

We understand that the property is Freehold.



## **MORTGAGES**

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## **THINKING OF SELLING?**

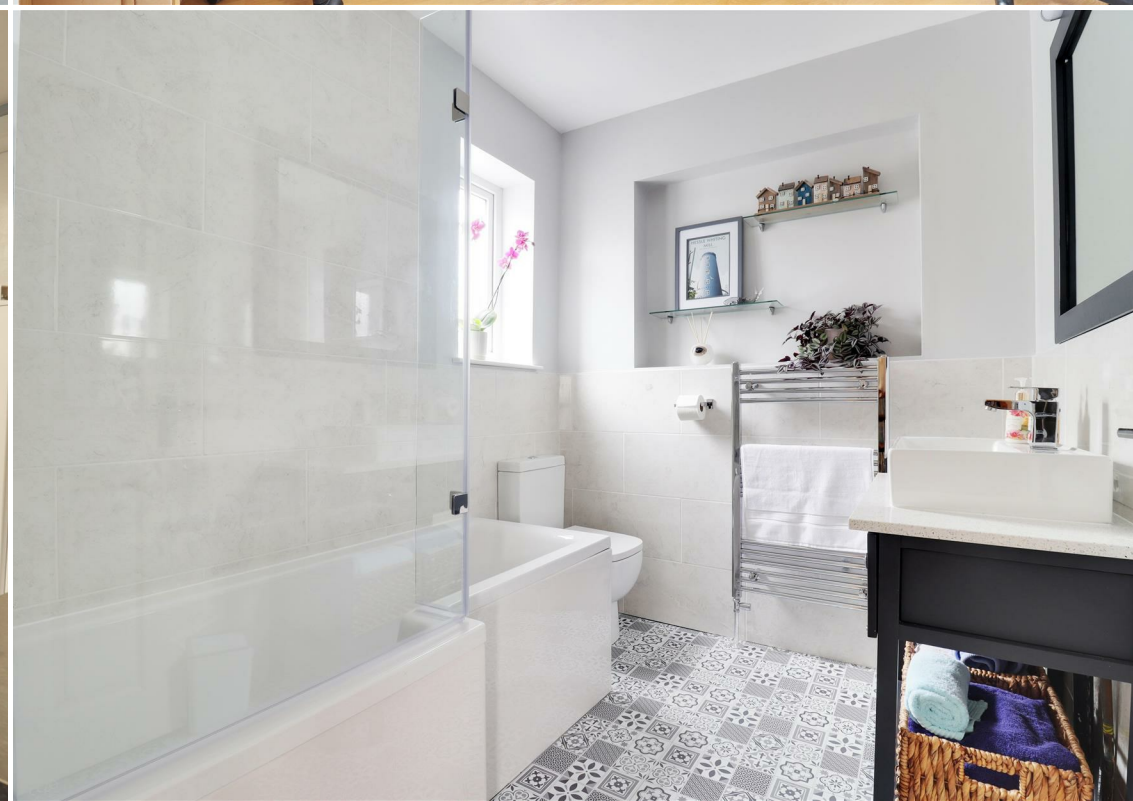
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## **AGENTS NOTES**

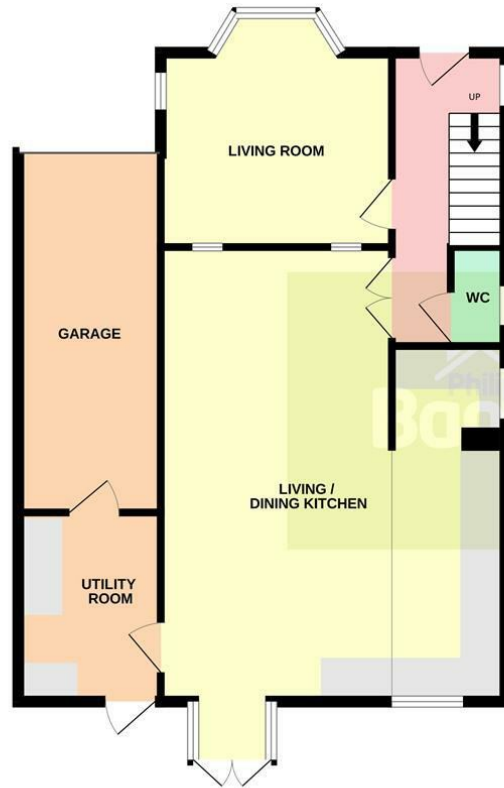
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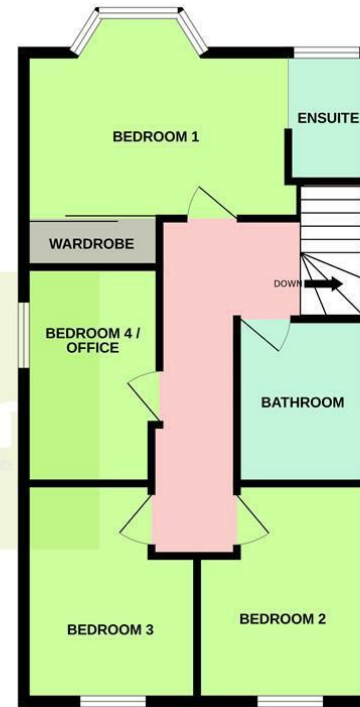
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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)



GROUND FLOOR  
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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