



Boothferry Road, Hesse, HU13 9BA
Asking Price £225,000

Philip
Bannister
Estate & Letting Agents

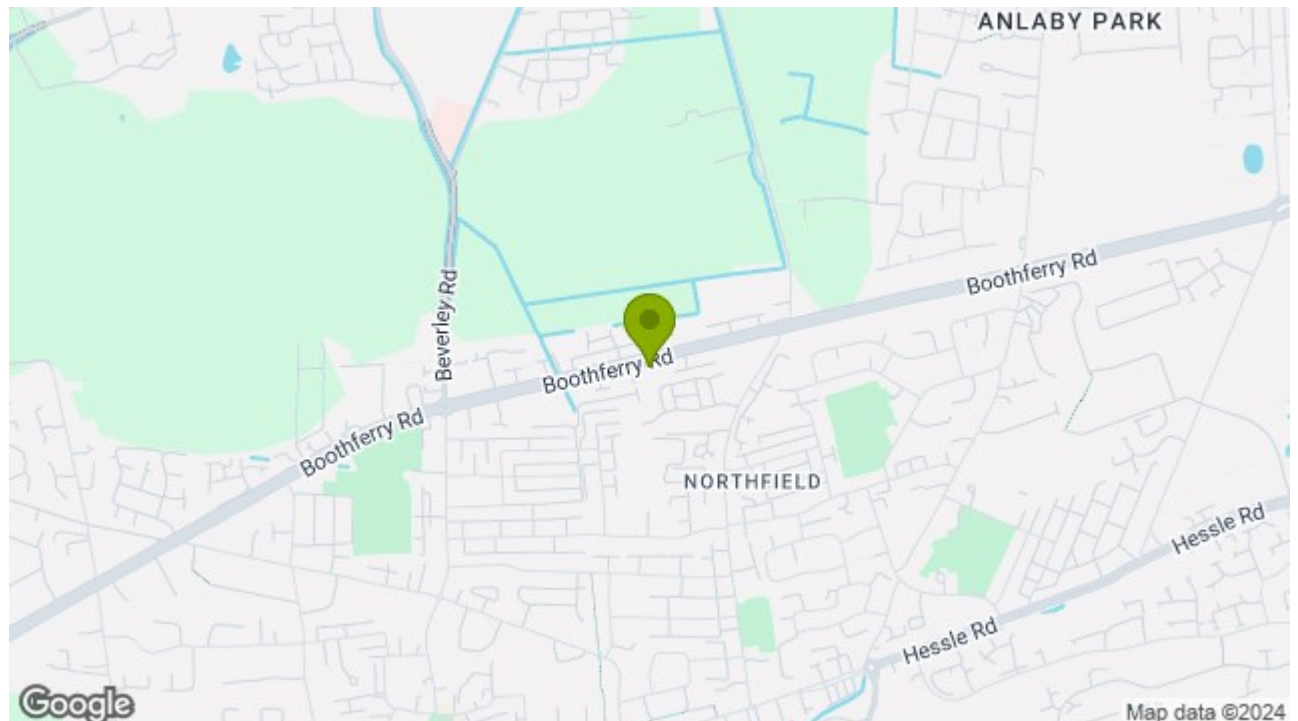
Boothferry Road, Hessle, HU13 9BA

Key Features

- No Chain Involved
- Early Viewing Is a Must
- Larger than Average 3 Bed Semi House
- large conservatory, bathroom and separate w.c.,
- Gardens, Driveway with multiple parking facilities.
- Loft Area, Call today for Your Viewing
- EPC -

This property on Boothferry Road in Hessle, is a larger than average, this 3-bedroom semi-detached house. Upon entering, you are greeted by an inviting entrance hall leading to a cloakroom/w.c., a through lounge with a dining area. The kitchen is a blank canvas awaiting your personal touch, while the large conservatory adds a superb space for the growing family. Upstairs, you will find 3 well-proportioned bedrooms with a bathroom and separate w.c. a loft area with fixed staircase is accessible via the second bedroom. Outside, the property boasts multiple parking facilities, a garage for storage or parking, and a delightful south-facing rear garden. Though in need of some updating, this property presents a fantastic opportunity to create a bespoke living space tailored to your tastes and preferences. Don't miss out on the chance to transform this house into your dream home in a sought-after location.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
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.

ENTRANCE HALL

with double glazed entrance door, laminate flooring, understairs cupboard.

CLOAKROOM/W.C.

with a two piece suite, comprising w.c, and wash hand basin, laminate flooring and double glazed window to the side elevation.

THROUGH LOUNGE INCORPORATING DINING AREA

28' 11 into bay x 10'8 narrowing to 9'11 (8.53m 3.35m into bay x 3.25m narrowing to 3.02m)
Lounge Area - with double glazed angle bay window to the front elevation, decorative fireplace.

Dining Area with double glazed French doors leading to the large conservatory

KITCHEN

11'5 x 6'1 (3.48m x 1.85m)
with a range of base and wall unit, laminate work surfaces, enamel effect sink unit, electric hob and oven, extractor hood, plumbing for automatic washing machine, splash back tiling, laminate floor, double glazed door and two double glazed windows to the side and rear elevation.

LARGE CONSERVATORY

13'11 x 8'3 (4.24m x 2.51m)
with laminate flooring, double glazed windows and French doors onto the rear decking area

LANDING

with double glazed window to the side elevation.

BEDROOM 1

15'1 into bay x 10'2 (4.60m into bay x 3.10m)
with double glazed angle bay window to the front elevation and laminate flooring.

BEDROOM 2

13'2 x 10'2 max measurement (4.01m x 3.10m max measurement)
with double glazed window to the rear elevation, built in cupboard housing boiler, laminate flooring and a fixed staircase to the loft area

BEDROOM 3

7'3 x 6'1 (2.21m x 1.85m)
with a double glazed window to the front elevation and laminate flooring

BATHROOM

with a three piece suite, comprising bath, shower, wash hand basin, heated towel rail, tiled to walls and double glazed window to the rear elevation

SEPARATE W.C.

with w.c, and double glazed window to the side elevation.

LOFT AREA

19'3 x 13'3 (5.87m x 4.04m)
with velux window.

EXTERNAL

To the front of the property is a key block paved

garden and rive offering multiple parking facilities which the drive leads to a larger than average garage and to the rear is a lawn garden with decking area, two sheds.

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 some 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.

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.

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.

TENURE.

We understand that the property is Freehold.

AGENTS NOTES

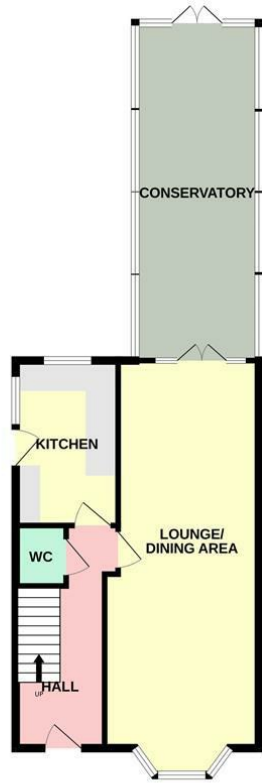
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particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order 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.

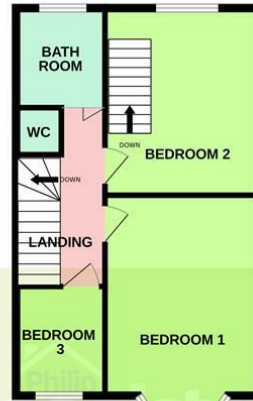
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn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



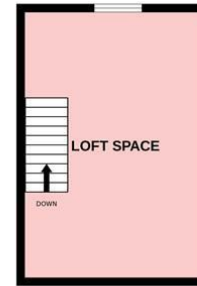
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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