



Boothferry Road, Hessle, HU13 0NQ  
Offers Over £210,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Boothferry Road, Hessle, HU13 0NQ

## Key Features

- Sought After Location
- South Facing garden
- Entrance Parch & Hall, Cloakroom/w.c., Lounge
- Dining Kitchen, Conservatory, 3 Bedrooms, Bathroom
- 3 Bedrooms, Bathroom
- Gardens, Driveway and garage
- EPC = C

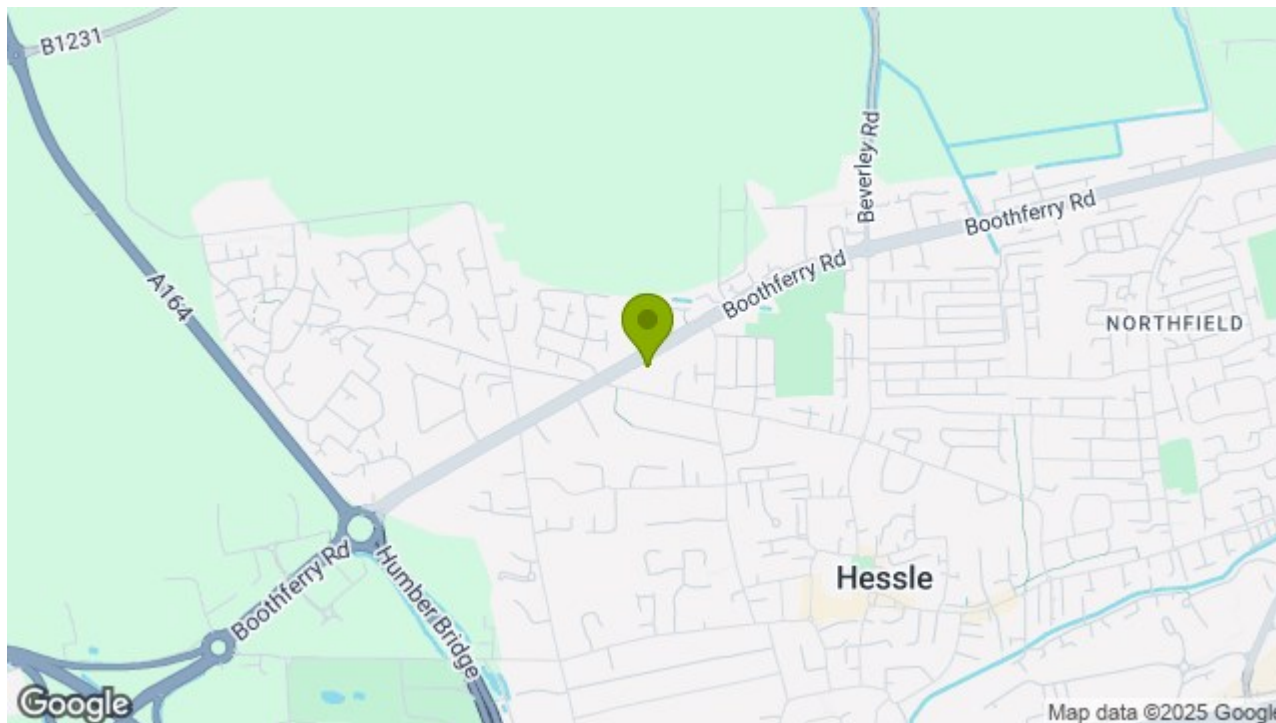
Situated on Boothferry Road in Hessle, this charming semi-detached Home presents an excellent opportunity for those seeking a versatile space in a prime location. The property boasts an inviting reception room with Conservatory off., perfect for the growing family.

As you enter, you are greeted by an entrance porch to a spacious Hall, Lounge, Conservatory and a fitted kitchen. The first floor features a well-appointed landing that leads to three generously sized bedrooms, providing ample space for a growing family. The bathroom is conveniently located to serve all bedrooms.

Outside, the property is complemented by front and rear gardens, offering a pleasant outdoor area. A driveway and garage provide essential off-street parking, ensuring ease of access.

Given its excellent location in Hessle Town,. Early viewing is highly recommended to fully appreciate the charm and potential this property has to offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(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 PORCH

Providing access to the accommodation.

### ENTRANCE HALL

A delightful open space providing access to the kitchen, cloakroom, living room and staircase to the first floor accommodation.

### CLOAKROOM/W.C.

A convenient cloakroom incorporating a low flush WC, Sink Unit and recessed spotlights.

### LOUNGE

15'3 x 10'10 (4.65m x 3.30m)

An extremely generous living space, benefitting fitted furniture into the alcoves and French doors leading to the conservatory,

### DINING KITCHEN

16'10 x 8'11 (5.13m x 2.72m)

A fully fitted kitchen with green wall and base units, contrasting work surfaces and a tiled splashback. Integrated appliances include Gas Hob; Electric Oven; Slimline Dishwasher; Extractor Fan and Washing Machine. Also benefits from dining space, windows to the front and side elevation, side door and recessed spotlights.

## CONSERVATORY

13'3 x 11'6 (4.04m x 3.51m )

Providing a further reception room, currently used as a play area with French doors leading onto the decking in the rear garden.

## FIRST FLOOR

### LANDING

### BEDROOM 1

13'3 x 10'8 (4.04m x 3.25m )

An extremely generous bedroom of double proportions with fitted wardrobes and a window to the rear elevation.

### BEDROOM 2

11'7 x 9'2 (3.53m x 2.79m )

A further bedroom of double proportions with a window to the front elevation.

### BEDROOM 3

9'11 x 6'5 (3.02m x 1.96m )

A bedroom of single proportions with a window to the side elevation.

### BATHROOM

6'2 x 6'2 (1.88m x 1.88m )

With three piece suite comprising of panelled bath with overhead shower, vanity unit housing sink and low flush WC. Also benefitting from a heated towel rail, fully tiled to walls, recessed spotlights and a window to the front elevation.

## OUTSIDE

A front and side drive providing ample off-street parking leads to a garage with up & over door, side door, light & power supply. A delightful south facing rear garden with decking area and turfed lawn. Access to the garage.

## 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.

## 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.

### 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 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)

### TENURE.

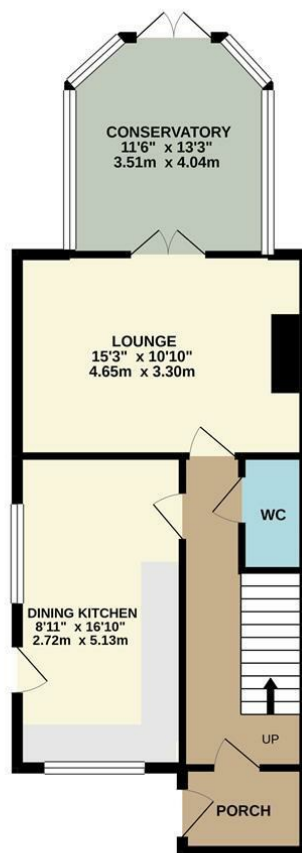
We understand that the property is Freehold.



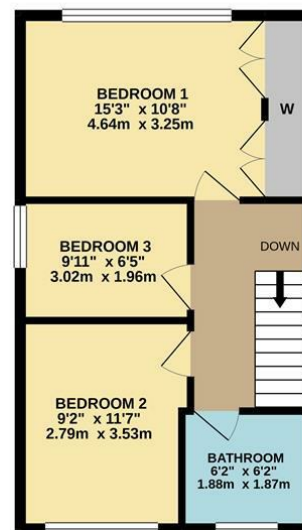




GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 967 sq.ft. (89.9 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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