

**staniford**  
grays



167 Boothferry Road, Hessle, HU13 9BB

£219,950





# 167 Boothferry Road

Hessle, HU13 9BB

- REFURBISHMENT OPPORTUNITY
- WEALTH OF POTENTIAL
- POPULAR RESIDENTIAL SETTING
- DRIVEWAY AND GARAGE PARKING
- NO ONWARD CHAIN
- BAY FRONTED FAMILY HOME
- PRIVATE GARDENS
- VIEWING ADVISED

A SUPERB OPPORTUNITY IN A POPULAR HESSLE SETTING OFFERING FURTHER SCOPE FOR IMPROVEMENT.

This deceptively spacious home offers a generous and private plot environment with no onward chain.

The property would be suitable for purchasers looking to the advantage of three generously sized bedrooms.

Living accommodation is provided to two floor levels with the spacious layout comprising; entrance hallway, reception lounge, dayroom/dining area, kitchen and extension. To the first floor level two double bedrooms lead from a landing with a third bedroom and house bathroom.

The property benefits from a large private rear garden with driveway and garage.

VIEWING AVAILABLE BY APPOINTMENT.



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## GROUND FLOOR

**HALLWAY** 15'4" x 6'5" (4.68m x 1.98m)

## W.C

**RECEPTION LOUNGE** 15'11" x 12'4" (4.87m x 3.78m)

## DINING/DAYROOM

with uPVC window, laminate to floor coverings and sliding doors to Lounge and French Doors to extension.

## KITCHEN

12'7" x 8'1" (3.84m x 2.48m)  
uPVC windows to side and rear and access door to conservatory. Fitted with a comprehensive range of traditionally styled wall and base units and contrasting work surfaces and space for low level white goods, fitted hob, oven and extractor. Inset sink and drainer and wall mounted Worcester condensing boiler venting to the external wall. Access to Pantry/Store.

## EXTENSION

with uPVC window and door to garden. Internal double doors to dining area.

## FIRST FLOOR

**LANDING** 7'4" x 7'3" (2.26m x 2.21m)  
Access provided to 3 Bedrooms and House Bathroom

**BEDROOM 1** 16'1" (into bay) x 9'9" (4.91m (into bay) x 2.99m)  
with uPVC double glazed windows to front elevation.

**BEDROOM 2** 10'8" x 10'5" (3.27m x 3.20m)  
with uPVC double glazed window and cupboard with hot water cylinder.

**BEDROOM 3** 8'9" x 7'6" (2.68m x 2.29m)  
with uPVC double glazed window and locker storage.

## HOUSE BATHROOM

7'3" x 8'2" (2.21m x 2.49m)  
fitted with panel bath with shower cubicle, wall mounted basin, low flush W.C. and tiling to splashback areas, privacy window in uPVC finish to side and rear.



#### **EXTERNAL**

Front parking forecourt and side drive leading to GARAGE with space for numerous vehicles. Rear gardens feature with enclosed and well stocked perimeter borders, summerhouse and aviary. Fencing to the side and rear perimeter boundaries.

#### **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. For full details please contact the selling agent.

#### **FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

#### **MORTGAGE CLAUSE**

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

#### **VIEWING**

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

#### **SERVICES**

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

#### **SURVEYS**

**WE ARE ABLE TO PROVIDE COMPETITIVE RATES FOR SURVEYS BOTH PRIVATE AND MORTGAGE STYLE, AS WELL AS R.I.C.S. HOMEBUYERS SURVEY AND VALUATIONS. WHY NOT SPEAK TO OUR BEVERLEY OR SWANLAND OFFICES FOR FULL DETAILS.**

#### **PROPERTY PARTICULARS-DISCLAIMER** **PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

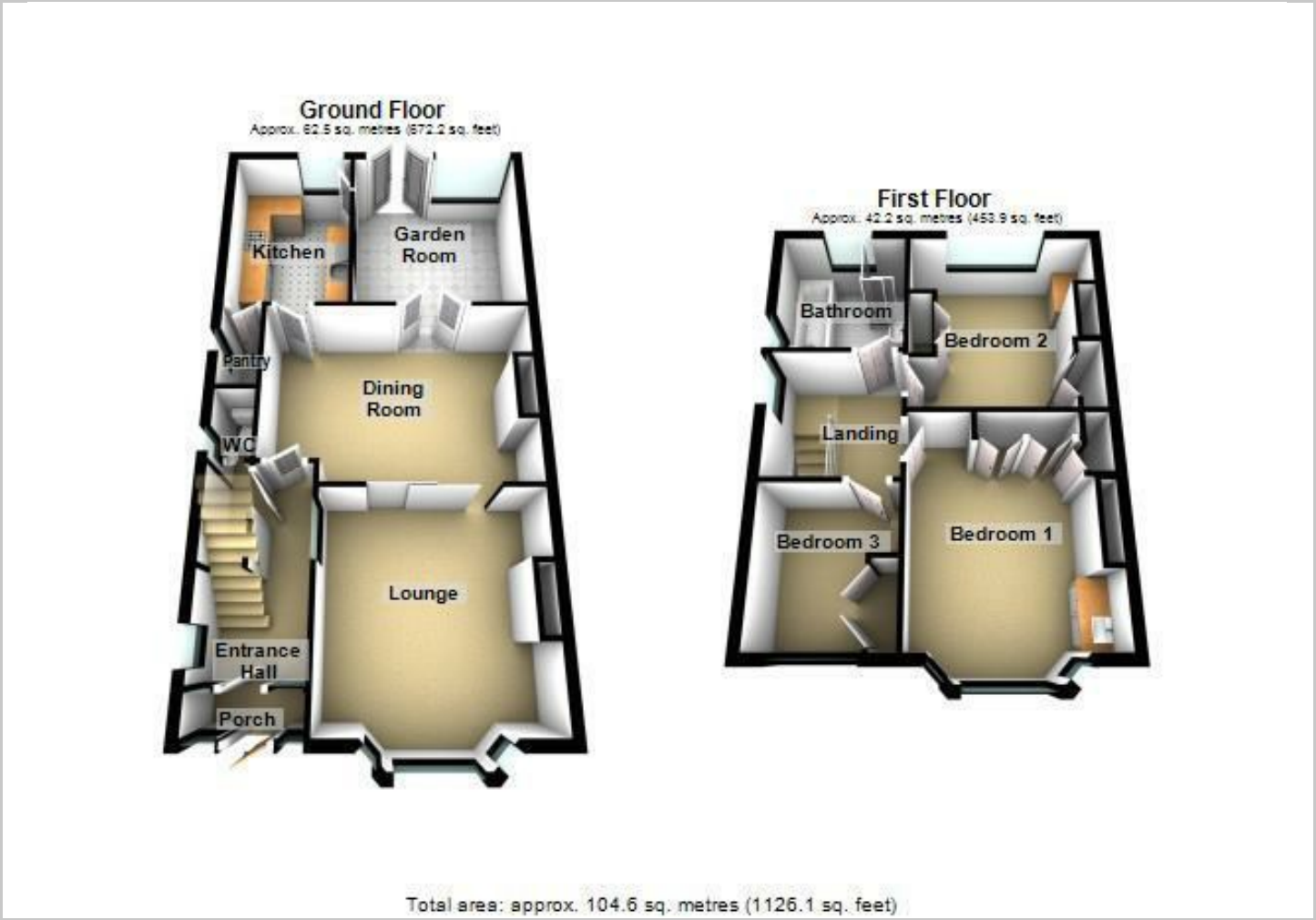
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

#### **TENURE**

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.



Floor Plans



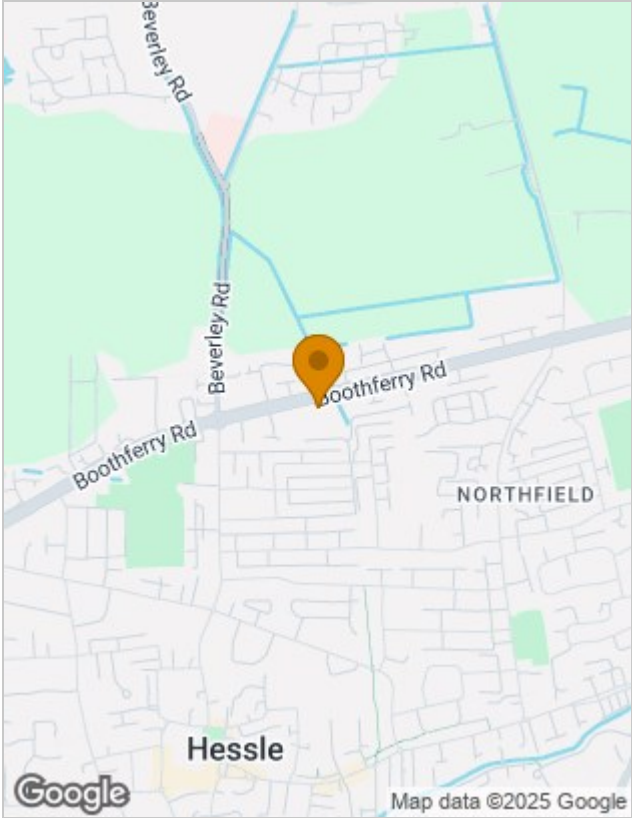
Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

