



**144 Boothferry Road, Hull, HU4 6ER**

**Offers Over £200,000**

Brought to the market with no chain involved! This three bedroom end of terrace property is unique and rarely available! Offering a spacious and open plan living area! Situated on a large plot with potential for further extension! Benefiting from having ample off street parking and having a newly fitted contemporary kitchen! Fitted with gas central heating and double glazing. Accommodation briefly comprises; entrance hallway and open plan lounge, dining room and kitchen to the ground floor. The first floor comprises; landing, three generously sized bedrooms with newly fitted carpets and a bathroom. To the front of the property is a gravelled driveway offering ample off street parking and to the rear and side aspect is a fully enclosed large garden with patio, lawn and double gates giving access to more parking.

Arrange your viewing today!

Brought to the market with no chain involved! This three bedroom end of terrace property is unique and rarely available! Offering a spacious and open plan living area! Situated on a large plot with the room and potential for further extension! Benefiting from having multiple off street parking spaces and having a newly fitted contemporary kitchen! Fitted with gas central heating and double glazing. Accommodation briefly comprises; entrance hallway and open plan lounge, dining room and kitchen to the ground floor. The first floor comprises; landing, three generously sized bedrooms with newly fitted carpets and a bathroom. To the front of the property is a graveled driveway offering ample off street parking and to the rear and side aspect is a fully enclosed large garden with patio, lawn and double gates giving access to more multiple parking!

Arrange your viewing today!

#### Ground floor

##### Entrance hallway

With entrance door, laminate flooring, radiator, stairs off and doors to:

##### Lounge

With bay window to the front, carpet flooring and radiator.

##### Dining room

With laminate flooring and radiator.

##### Dining kitchen

With window to the rear, laminate flooring, radiator, range of wall & base units with contrasting work surface, electric oven, halogen hob, stainless steel extractor hood, stainless steel sink unit with mixer tap over and sliding door to rear.

#### First floor

##### Landing

With carpet flooring and doors to:

##### Bedroom one

With bay window to the front, carpet flooring and radiator.

##### Bedroom two

With window to the rear, carpet flooring and radiator.

##### Bedroom three

With window to the front, carpet flooring and radiator.

##### Bathroom

With window to the rear, vinyl flooring, heated towel rail, low flush w/c, pedestal hand wash basin and panel enclosed bath with shower over.

#### Exterior

To the front of the property is a graveled driveway offering ample off street parking and to the rear is a fully enclosed large garden with patio, lawn and double gates giving access to more parking.

Thinking of moving? Contact us on 01482 226560 to arrange your free no obligation market appraisal. We are your local, family run Estate Agents offering a personal, bespoke professional service at an unbeatable fee.

#### Disclaimer

-None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

-An EPC is held for this property and is available for inspection at the branch should you wish to view. It is also available online through the properties details on our website [www.urbanpropertyhull.co.uk](http://www.urbanpropertyhull.co.uk).

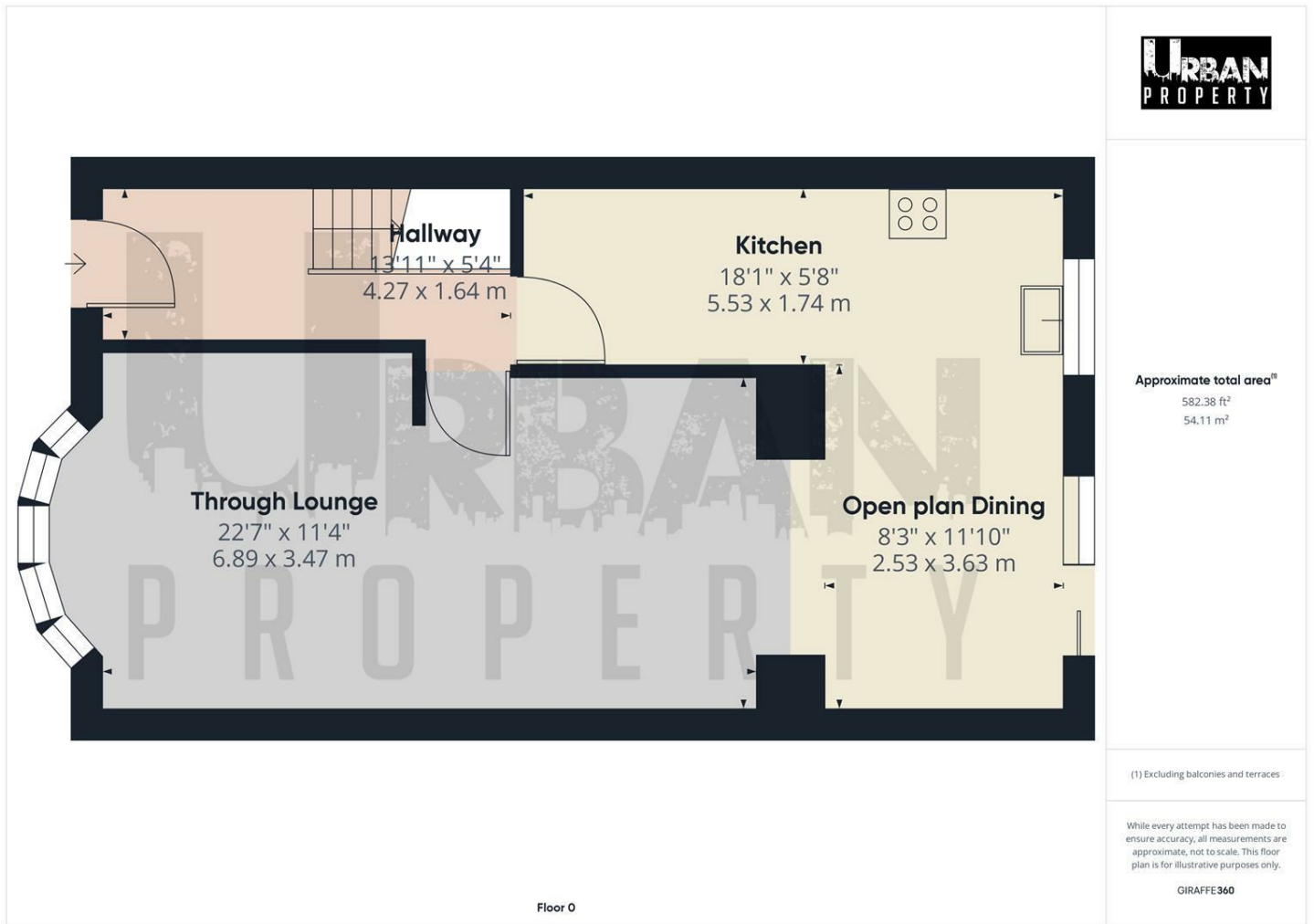
-To arrange a viewing for this property please contact Urban Property 01482 226560 356 Holderness Road Hull HU9 3DQ.

-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

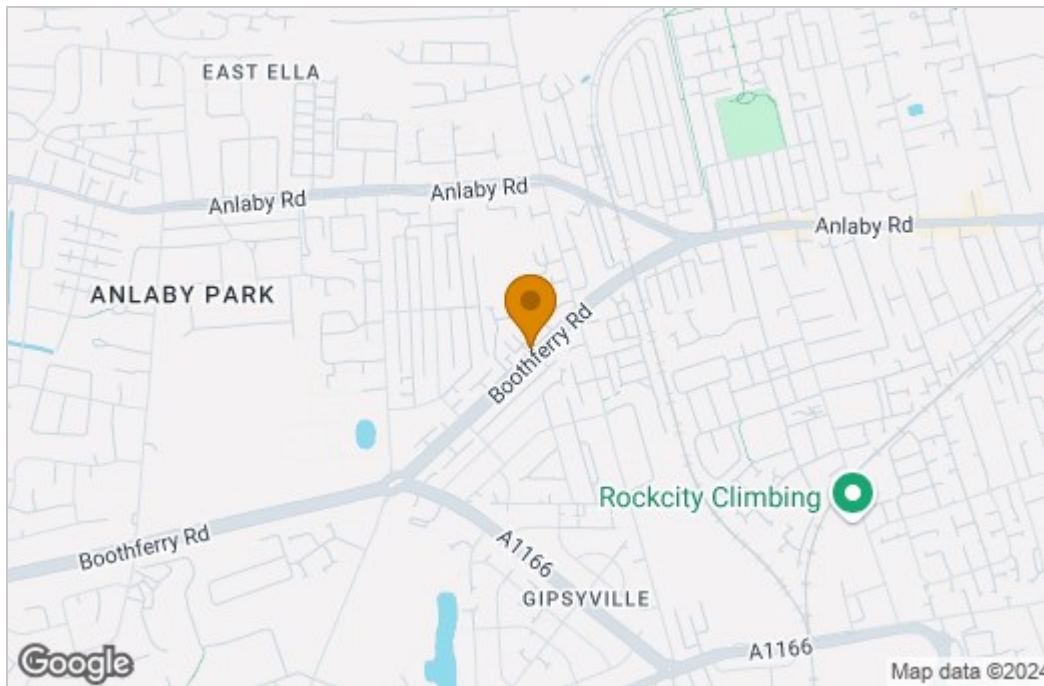
All mortgages are subject to status and valuation.

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

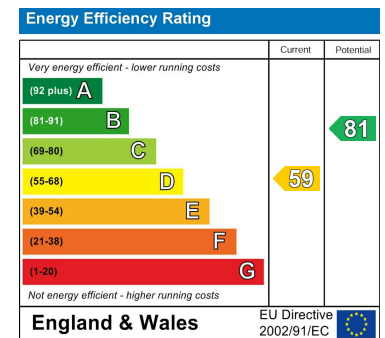
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.