

Whitakers

Estate Agents



29 Boothferry Road, Hessle, HU13 9AZ

£197,500

No Onward Chain!

This extended three bed semi detached property is offered to the market with no onward chain, boasting recent re-decoration and replacement of some floor coverings, this property is ready for its new owners to move straight into and enjoy from day one.

The main features include - storm porch, entrance hall, useful ground floor W.C, lounge and the real showstopper is the open plan fitted kitchen / diner with two roof windows that let the natural light flood the room. The first floor boasts three good bedrooms (master en suite) along with the well presented family bathroom suite.

Externally to the front of the property is a low maintenance garden designed for off street parking, with side drive. The rear garden is enclosed to the boundary and mainly laid to lawn.

This would make an ideal first step onto the ladder of should also suit the growing family looking to be close to the great schools and wide range of amenities which can be found close by.

Early viewings advised.

The accommodation comprises

Ground floor

Entrance

With under stairs storage cupboard and central heating radiator. Useful ground floor W.C.

Lounge 11'7 x 10'3 (3.53m x 3.12m)



Upvc double glazed window, central heating radiator and wall mounted electric fire.

Kitchen / Diner 16'0 max x 20'0 max (4.88m max x 6.10m max)



With a range of fitted wall and eye level units with complimentary work surfaces and splash back tiling above. Oven / Hob and Hood and Hood above, sink with mixer tap. Upvc double glazed window and French doors that open out to the garden and two roof windows.

W.C

Low flush toilet with wash basin and Upvc double glazed window.

First Floor

Landing

Upvc double glazed window and loft hatch.

Bedroom One 14'3 x 9'5 max (4.34m x 2.87m max)



Upvc double glazed window and central heating radiator.

En Suite 5'8 x 4'4 (1.73m x 1.32m)



With a walk in enclosure and mixer shower above and pedestal sink. Upvc double glazed window and central heating radiator.

Bedroom Two 13'3 x 9'8 (4.04m x 2.95m)



Upvc double glazed window and central heating radiator.

Bedroom Three 6'4 x 6'2 (1.93m x 1.88m)



Central heating radiator and Upvc double glazed window.

Bathroom 6'3 x 6'1 (1.91m x 1.85m)



White suite comprising a panelled bath, pedestal sink and low flush toilet. Tiled above the bath and central heating radiator.

External



Walled low maintenance garden designed for off street parking with side drive. The rear garden is southerly in orientation, enclosed to the boundary and mainly laid to lawn.

Council Tax

Local Authority - East Riding Of Yorkshire
Band: C

Tenure

Freehold

EPC

EPC rating - D

Additional Services

Whitaker Estate Agents offer additional services

via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Medium

Mobile Coverage / Signal - EE Vodafone Three

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - No

Whitakers Estate Agent Declaration

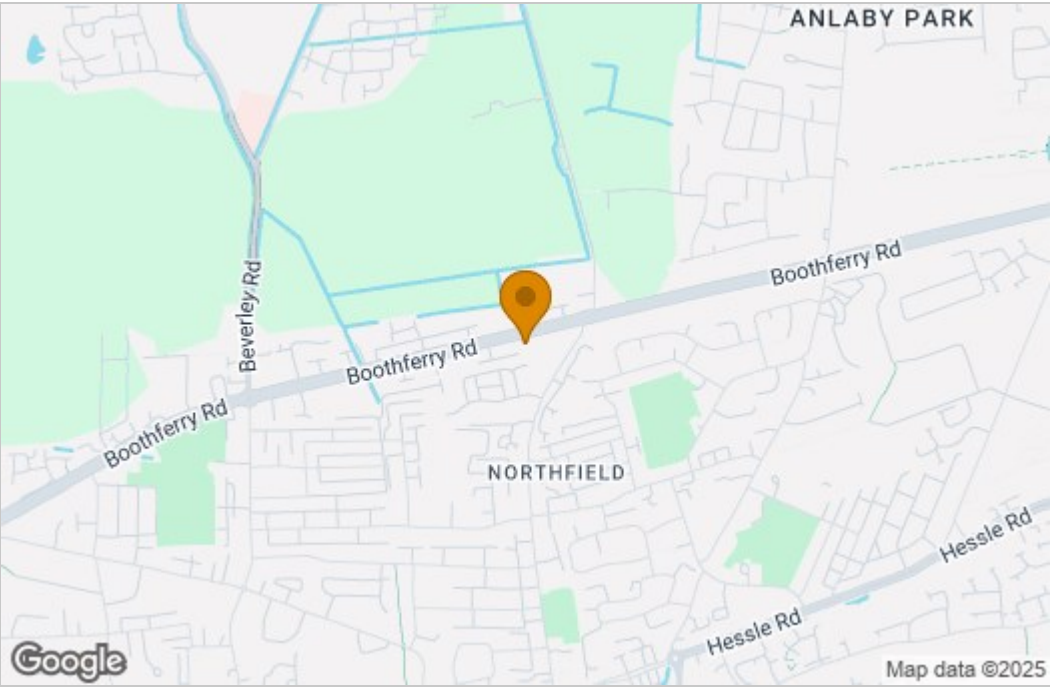
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Floor Plan

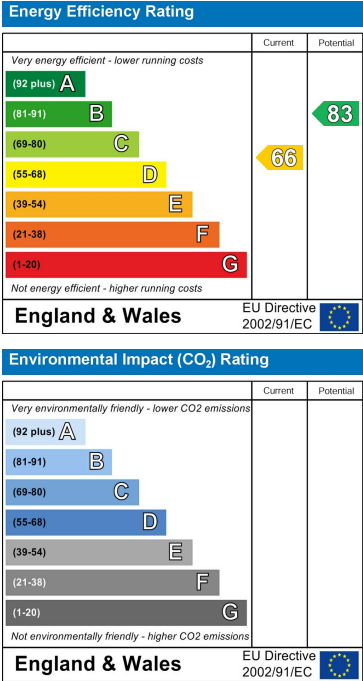


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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