



SYMONDS + GREENHAM

Estate and Letting Agents



141 Boothferry Road, Hull, Yorkshire HU4 6EX Offers over £285,000

OUTSTANDING FOUR BED DETACHED HOME - BEAUTIFULLY PRESENTED THROUGHOUT - THREE RECEPTION ROOMS - OPEN PLAN KITCHEN DINER - GENEROUS SOUTH FACING REAR GARDEN - AMPLE OFF STREET PARKING

Symonds and Greenham are delighted to present this outstanding four bedroom detached home, located on Boothferry Road. This spacious home is ideally situated near a variety of local amenities, including shops, supermarkets and well regarded schools, ensuring convenience. Additionally, the property benefits from excellent transport links, offering seamless connectivity to surrounding areas.

Inside, this home has been fully refurbished to an exceptional standard. The open plan kitchen diner is the heart of the home, featuring a modern kitchen that combines style and functionality. The space is perfect for both everyday family living and entertaining guests. Complementing the kitchen diner are three excellent sized reception rooms, providing versatile living spaces. One of these rooms could easily be used as a home office or treatment room, catering to various lifestyle needs and preferences.

The first floor offers four generous bedrooms, each thoughtfully designed to provide comfort and ample space. The luxurious family bathroom is a highlight, offering a serene retreat with modern fixtures and fittings. The attention to detail and quality throughout the home is evident, making it ready for immediate move in.

Externally, the south facing rear garden is a sun trap and has been expertly landscaped to create a beautiful outdoor retreat. It is perfect for alfresco dining, relaxation, and family gatherings. The front of the property offers off street parking for four vehicles, adding to the convenience and appeal of this superb family home. With its blend of modern luxury, practicality, and prime location, this property truly has it all.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with under stairs storage cupboard and stairs to the first floor



LOUNGE

13'2 max x 15'1 max (4.01m max x 4.60m max)

a large reception room with multi fuel burner and bay window



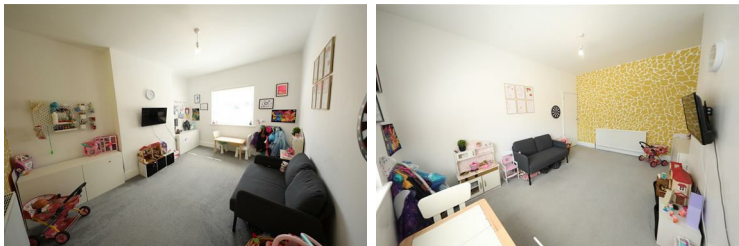
DINER



SITTING ROOM

11'5 max x 14'5 max (3.48m max x 4.39m max)

a second good sized reception room



KITCHEN/DINER

9'5 max x 28'6 max (2.87m max x 8.69m max)

a huge open plan kitchen/diner with door to the rear garden and door to downstairs bedroom

KITCHEN

a modern kitchen with a range of eye level and base level units with complementing work surfaces, plumbing for washing machine, sink and drainer unit, induction hob with overhead extractor fan, electric oven and space for fridge freezer



RECEPTION ROOM

7'8 max x 18'2 max (2.34m max x 5.54m max)

a good sized reception room



FIRST FLOOR

LANDING



BEDROOM ONE

13'2 max x 14'9 max (4.01m max x 4.50m max)

an excellent sized primary bedroom with bay window



BEDROOM TWO

10'7 max x 14'5 max (3.23m max x 4.39m max)

a second good sized double bedroom



BEDROOM THREE

8'8 max x 16'1 max (2.64m max x 4.90m max)

a third double bedroom with views to the rear garden



BEDROOM FOUR

6'8 max x 10'2 max (2.03m max x 3.10m max)

BATHROOM

6'9 max x 10'0 max (2.06m max x 3.05m max)

a spacious family bathroom with low level WC, pedestal hand basin, heated towel rail, panelled bath with overhead shower attachment and tiles to splash back areas



OUTSIDE - FRONT

The front of the property is laid to gravel driveway providing off street parking for a number of vehicles with a rendered wall and hedge to the front boundary

OUTSIDE - REAR

the south facing rear garden has been beautifully landscaped with areas of pebble, pavers and turf, with borders, enclosed by timber fencing and hedge to the boundaries.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band D

VIEWINGS

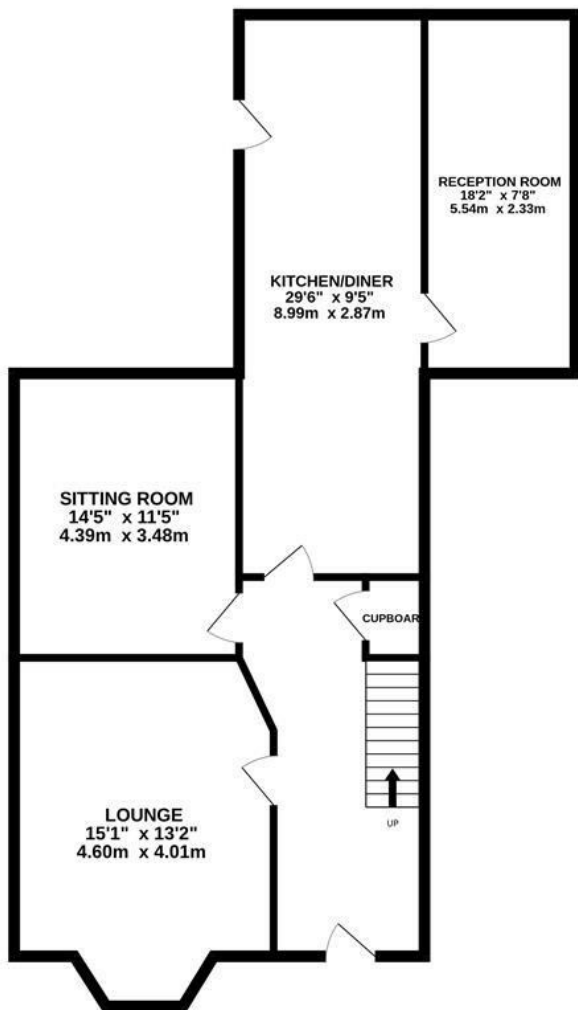
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

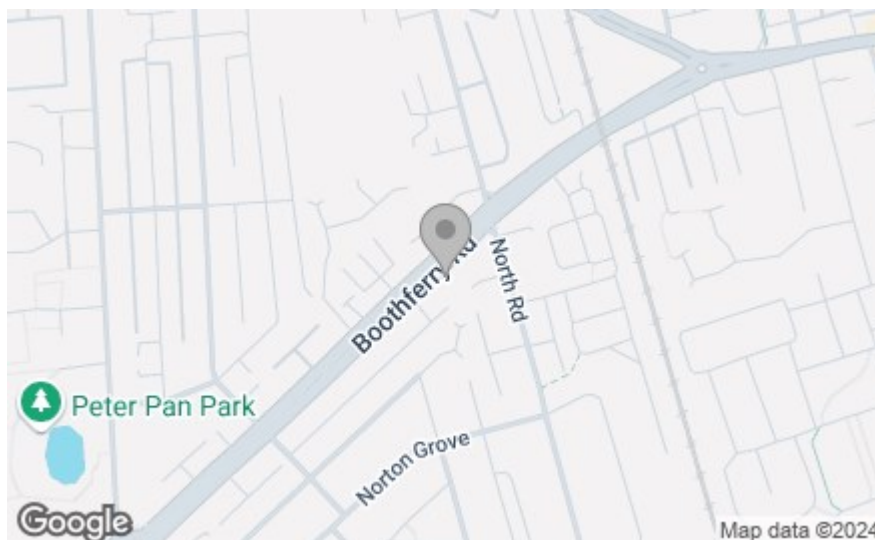
GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.

1ST FLOOR
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA: 1741 sq.ft. (161.7 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC