



SYMONDS + GREENHAM

Estate and Letting Agents



46 Boothferry Road, Hesse, HU13 9AY £150,000

FANTASTIC THREE BED END TERRACED - POPULAR LOCATION - GARAGE AND OFF STREET PARKING - WELL PRESENTED THROUGHOUT - EXCELLENT TRANSPORT LINKS

This beautifully presented 3 bedroom end terraced property on Boothferry Road offers a fantastic opportunity for families and professionals seeking a home in a prime location. Ideally situated, this home is within easy reach of a wide range of amenities, excellent transport links, and a good selection of reputable schools making it an incredibly convenient choice.

Upon entering, you are greeted by an inviting entrance hall that leads into a spacious living room, perfect for relaxing and entertaining. Adjacent to the living room is a charming dining room, ideal for family meals and gatherings. The well appointed kitchen features modern fittings and ample storage, ensuring a functional and stylish cooking space.

The first floor comprises three generously sized bedrooms, each offering comfort and versatility for family members or guests. The family bathroom is well equipped and designed to cater to the needs of a busy household.

Externally, the property boasts a generous rear garden, providing a private outdoor space for leisure and play. The garage offers additional storage while the front drive provides convenient off street parking for multiple vehicles.

This charming home combines style, practicality, and an excellent location, making it a perfect choice for those looking to settle in a vibrant and well-connected area.

DON'T DELAY...BOOK YOUR VIEWING TODAY!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and door to...



LIVING ROOM

13'6 x 10'9 max (4.11m x 3.28m max)

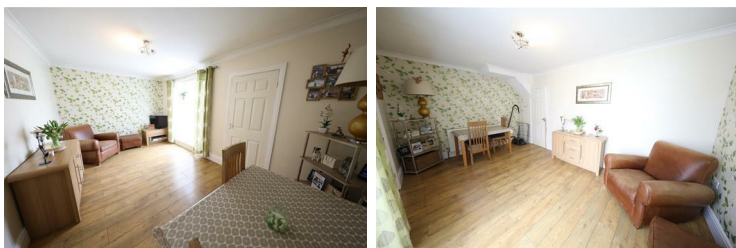
a bright reception room with fireplace and bay window



DINING ROOM

16'1 x 10'0 max (4.90m x 3.05m max)

a spacious dining/reception room with door to...



KITCHEN

12'3 x 6'1 max (3.73m x 1.85m max)

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, plumbing for washing machine and space for under counter fridge



FIRST FLOOR

LANDING

BEDROOM 1

14'0 x 10'4 max (4.27m x 3.15m max)

a spacious primary bedroom with bay window



BEDROOM 2

10'4 x 10'1 max (3.15m x 3.07m max)

another good sized double bedroom with fitted wardrobe



BEDROOM 3

7'0 x 5'5 max (2.13m x 1.65m max)



BATHROOM

with low level w/c, pedestal sink basin and panelled bath with overhead shower attachment



OUTSIDE

To the rear, the property boasts a delightful garden mainly laid to lawn with paved patio and raised decking area, enclosed by timber fencing with garage to the rear.

To the front, the property benefits from a front drive, providing off street parking.



GARAGE

CENTRAL HEATING

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

COUNCIL TAX BAND

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

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.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

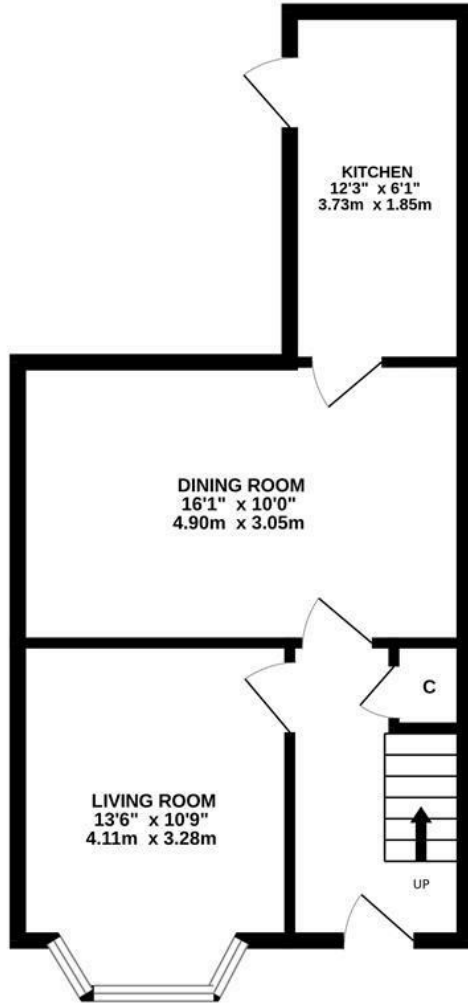
Symonds + Greenham have been informed that this property is Freehold.

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

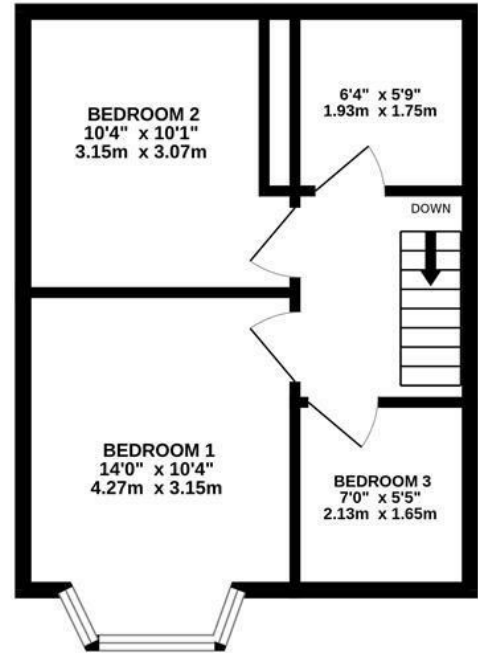
VIEWINGS

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

GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.

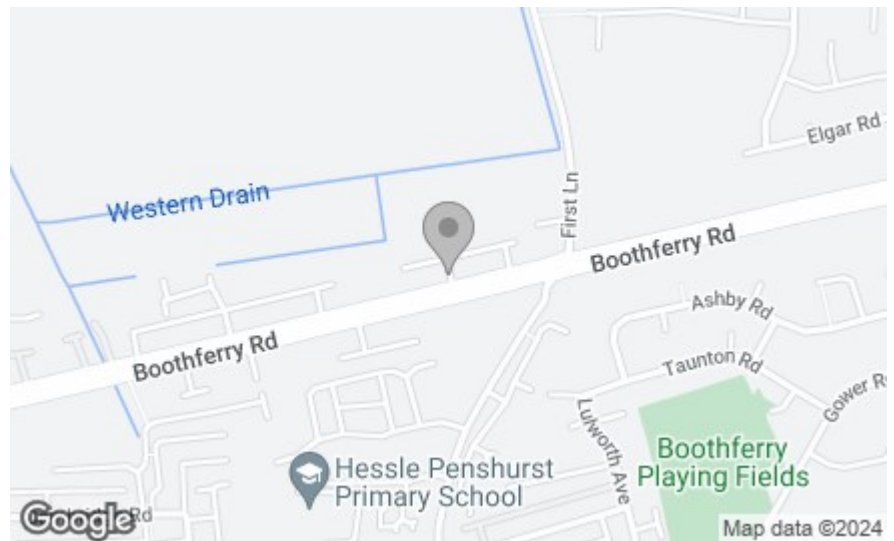


1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 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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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



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