



**220 Boothferry Road**  
Hull, HU4 6EW

Offers in excess of £150,000



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## Ground Floor

### Entrance Hallway

Welcoming entrance into the property via double glazed composite door to the door to the front. With staircase approach to first floor level, storage under the stairs, carpet flooring and radiator.

### Lounge

12'11" x 11'9" (3.95m x 3.59m)

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

### Dining Room

15'6" x 11'3" (4.74m x 3.45m)

A second generous reception room to the rear, with UPVC French doors opening out to the rear garden, marble effect hearth and surround on chimney breast, carpet flooring and radiator.

### Kitchen/ Breakfast Room

17'10" x 7'8" max (5.45m x 2.35m max)

A modern kitchen with UPVC double glazed windows to rear and both sides along with double glazed door to the side. Fitted with a range of base and wall mounted units laminated work surfaces and matching upstands, UPVC cladding to splashback areas, inset hob with extractor over and built in oven below and inset 1.5 stainless steel sink unit. With vinyl flooring and radiator.

## First Floor

### Central Landing

With UPVC double glazed window to the side. Providing access to all first floor rooms.

## Master Bedroom

14'8" x 10'0" (4.49m x 3.07m)

Generous double bedroom to the front with UPVC double glazed window, carpet flooring and radiator.

## Bedroom Two

11'2" x 10'2" (3.42m x 3.10m)

Second double bedroom, to the rear with UPVC double glazed window, fitted cupboard, carpet flooring and radiator.

## Bedroom Three

9'6" x 7'2" (2.91m x 2.19m)

Third bedroom to the front, with UPVC double glazed window, carpet flooring and radiator.

## Outside

Externally, to the front is a low maintenance gravelled garden with hedge to the front boundary, gate access to the side leading to the rear garden which has patio area for seating, mainly laid to lawn and garage beyond which is access via ten-foot.

## Council Tax Band

We have been advised the property is council tax band B, payable to Hull City Council.

## ADDITIONAL INFORMATION

Tenure:

Freehold

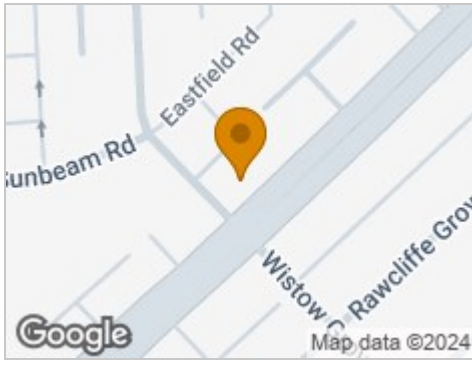
Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their

solicitors to verify that the information provided is accurate and not been subject to any change.



## Road Map



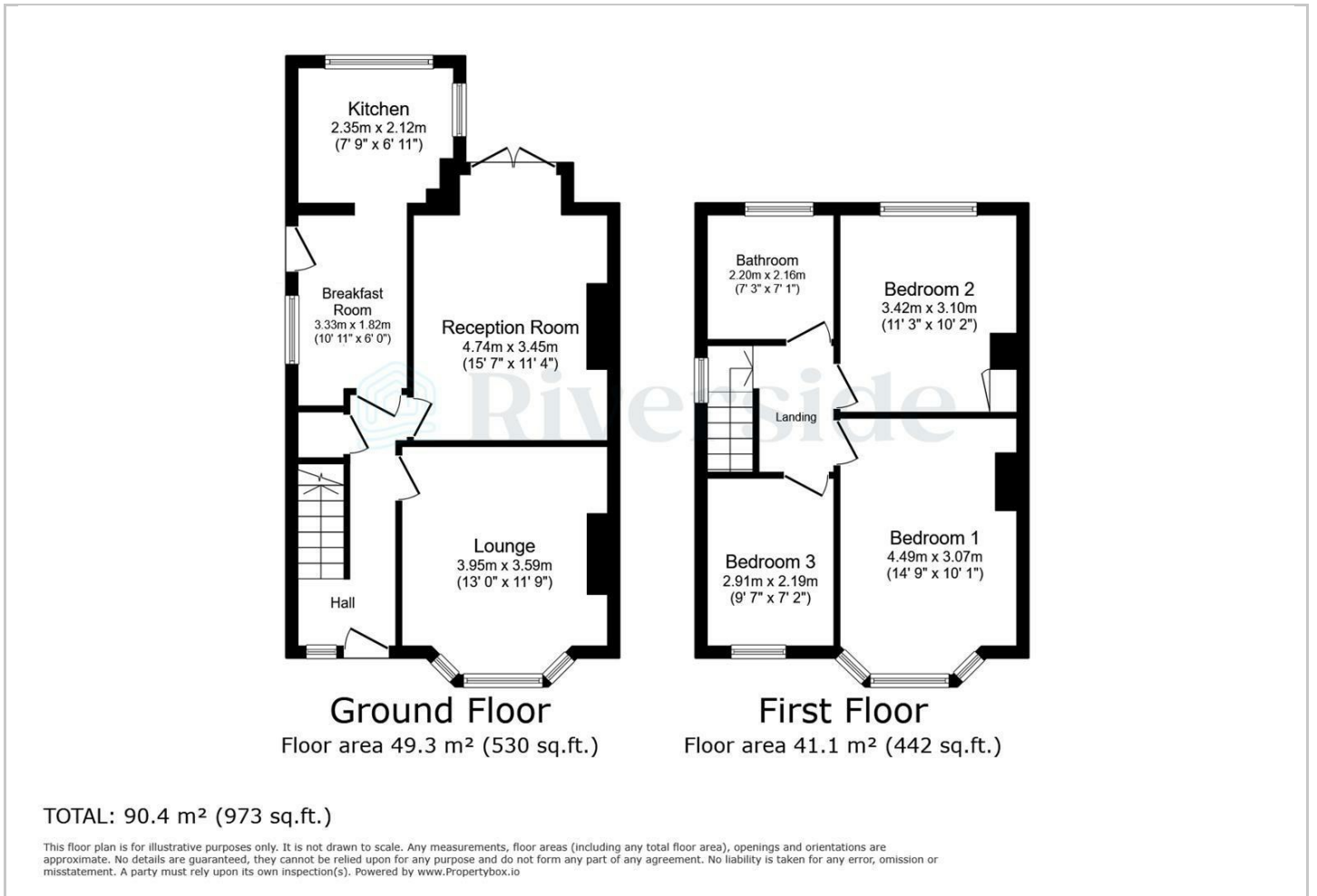
## Hybrid Map



## Terrain Map



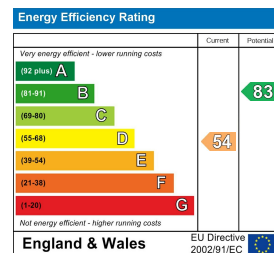
## Floor Plan



## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## 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.