



Boothferry Road, Hull, HU4 6EY

Guide Price £130,000 - £135,000



























## Boothferry Road, Hull, HU4

Offered for sale with no chain, this end-terraced property presents a fantastic opportunity. The accommodation briefly comprises an entrance hall, lounge, dining room with study area, kitchen, rear porch, and convenient downstairs WC. To the first floor, you'll find three bedrooms and a family bathroom. Outside, the property benefits from a rear garden and a garage.

Located on Boothferry Road, the property benefits from close proximity to the excellent local shops, cafes, and general amenities. Anlaby Road and Hessle Road are only a few minutes away by car, providing access to even more activities and local shops. There are also excellent bus transport links around the city centre and surrounding villages.

### KEY FEATURES

- END-TERRACED
- 3 BEDROOMS
- NO CHAIN
- 2 RECEPTION ROOMS
- DOWNSTAIRS WC
- FREEHOLD



# DETAILS

## Entrance Hall

With carpet flooring, radiator, stairs leading to the first floor and door leading to the dining area.

## Lounge

With carpet flooring, radiator, fireplace, double glazed window and open arch leading to the dining room.

## Dining Room

With study space, with carpet flooring, radiator, double glazed window and door leading to the kitchen.

## Kitchen

With laminate flooring, laminate work surfaces, hob, oven, extractor fan, sink/drainage, double glazed window, space for appliances and door leading to the rear porch.

## Rear Porch

With double glazed window, doors leading to the downstairs WC and rear garden.

## Downstairs WC

With carpet flooring, WC and double glazed window.

## Bedroom 1

With carpet flooring, double glazed window, radiator and fitted wardrobes.

## Bedroom 2

With carpet flooring, double glazed window, radiator and fitted wardrobes.

## Bedroom 3

With laminate flooring, radiator and double glazed window.

## Bathroom

With vinyl flooring, bath tub, shower attachment, WC, wash hand basin, double glazed window and radiator.

## Outside

Outside, the property benefits from a rear garden and a garage.

## Viewings

Strictly by appointment with selling agents. Please contact Wigwam Homes today to book your viewing.

## Fixtures & Fittings

Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.

## Free Market Appraisals / Property Valuations

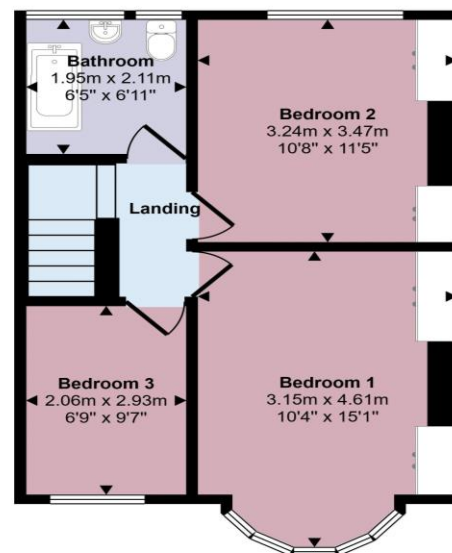
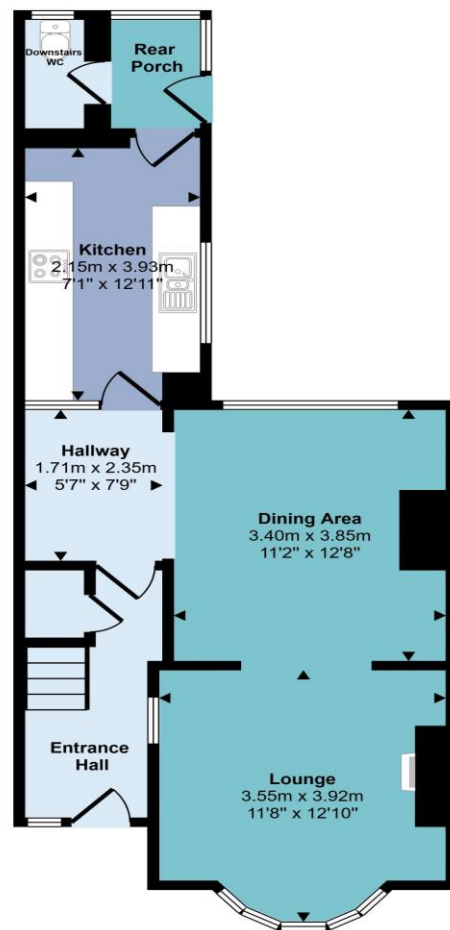
We at Wigwam Homes are delighted to offer any homeowner a FREE no obligation valuation on your property. Call today to book! Interested in selling? We offer zero tie-in periods and no-sale NO-fee! Call us now on 01482 50 51 52 to book a valuation.

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Approx Gross Internal Area  
91 sq m / 979 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.