



Boothferry Road

Hull, HU3 6UA

- Three Bedroom Mid-Terraced Home
- Modern Shower Room
- Low Maintenance Rear Garden
- Brilliant Transport Links
- Generous Living & Dining Area
- Electric Vehicle Charging Port
- Perfect for First Time Buyers & Families
- Walking Distance To Large Choice of Amenities

Offers in excess of £130,000





Located on Boothferry Road, Hull, this lovely three-bedroom terraced house briefly comprises an entrance hallway leading to a spacious lounge and dining area, which provides an ideal space for relaxation and entertaining and modern kitchen with access to the rear garden.

To the first floor, there are two large double bedrooms, a single bedroom to the front aspect, designed to accommodate a variety of needs, whether it be for family members, guests, or a home office. There is also a recently installed sleek and stylish shower room, and the property benefits from gas central heating, with radiators throughout.

Externally, there are low maintenance gardens to both the front and rear, with the added bonus of an electric vehicle charging port in the rear garden, appealing to those who own electric vehicles, providing convenience right at home, catering to the needs of modern living and promoting a sustainable lifestyle.

This property is perfect for first time buyers, families or professionals seeking a welcoming home in a great location.

Boothferry Road offers easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both accessibility and community. With its blend of practicality and modern features, this terraced house is a wonderful opportunity for anyone looking to settle in Hull. Don't miss the chance to make this lovely property your new home.

Contact us now for your viewing!!!



Lounge and Dining Area

12'3" x 13'3"

Stretching invitingly from the front of the house, this spacious lounge and dining area offers a warm and welcoming atmosphere. The bay window at the front floods the space with natural light, highlighting the wood-effect laminate flooring that runs throughout. The walls are adorned with patterned wallpaper in contrasting tones, adding character without overwhelming the space. The room's open-plan layout seamlessly links the lounge and dining area, making it ideal for family living and entertaining alike.

Kitchen

13'9" x 9'7"

The kitchen is well-equipped and practical, featuring cream cabinetry with dark countertops that contrast nicely with the light grey lino flooring. A large window provides natural light, while space is available for essential appliances including a dishwasher, washing machine, and fridge freezer. The room benefits from good storage and work surface space, making it a functional hub for daily cooking and meal preparation.

Bedroom 1

10'0" x 14'2"

The main bedroom is a cosy yet spacious retreat, set to the front of the property and featuring a bay window that fills the room with natural light. It is decorated in a soothing palette with patterned walls and dark curtains framing the window, while the soft carpeting underfoot adds a plush touch to this restful space.

Bedroom 2

9'9" x 9'9"

Bedroom 2 is a comfortable double room located to the rear of the property. It features neutral tones with patterned wallpaper and shelving, plus a window that brings in natural light. This room is ideal as a second bedroom, offering a peaceful space with a soft carpet underfoot.

Bedroom 3

5'1" x 8'9"

The third bedroom is a smaller room which could serve well as a study or nursery. It benefits from a window that provides natural light and wood-effect laminate flooring, making it a versatile and practical addition to the first floor.

Shower Room

5'0" x 6'6"

The shower room is modern and bright, fitted with light grey tiles on the walls and floor which create a clean, fresh feel. It includes a walk-in shower enclosure with glass doors, a pedestal sink, a contemporary white toilet and towel radiator. A frosted window provides privacy while allowing natural light to enter.

Rear Garden

The rear garden is a low-maintenance outdoor space that offers privacy and security with its high wooden fencing and gated access. It features a concrete patio area, ideal for outdoor seating or dining, along with a green metal storage shed. The garden is perfect for enjoying fresh air and relaxing in a private setting.

Additional Information

- Tenure type - Freehold
- Local Authority - Hull City Council
- Council tax band - A
- Energy performance certificate rating (EPC) - D
- Services - Mains water, electricity, gas and drainage are connected to the property

Disclaimer

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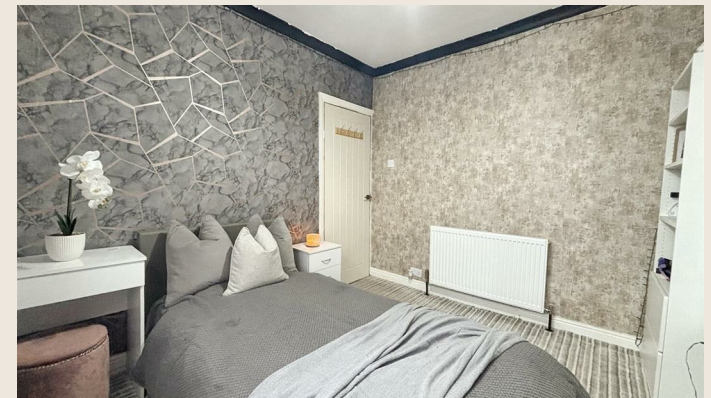
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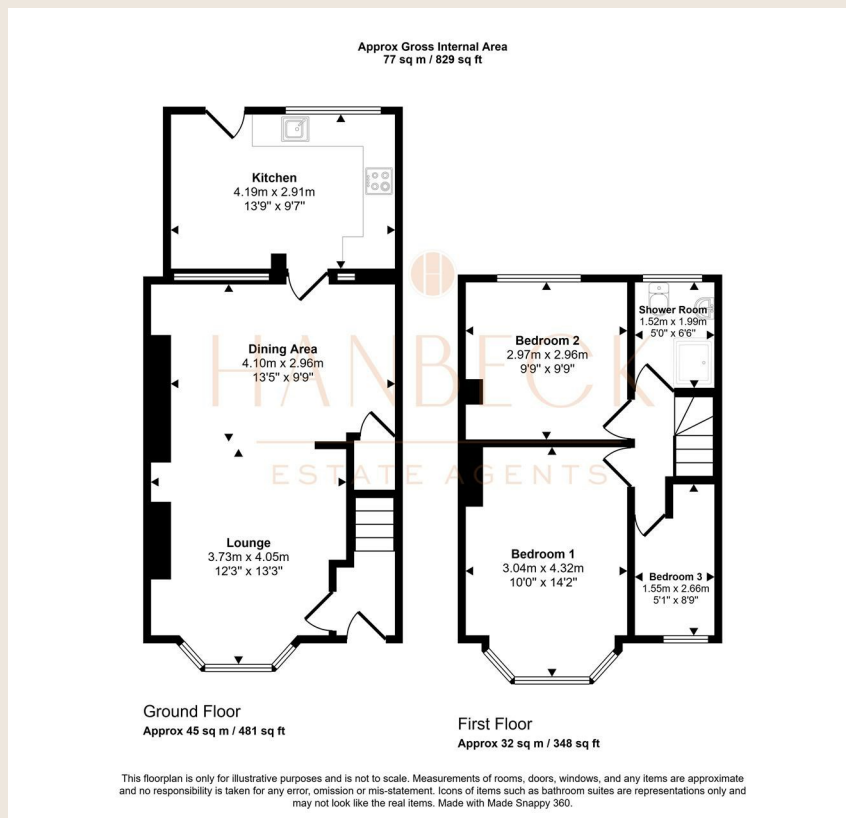
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Local Authority **Hull City Council**
Council Tax Band **A**
EPC Rating **D**



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