



## Boothferry Road, Hull, HU4 6EW



### Offers in Excess of £160,000



This semi-detached property has been recently refurbished to an immaculate standard! Perfect for first time buyers or growing families! Briefly offering entrance hall, lounge, reception room and kitchen/diner to the ground floor. 3 bedrooms and bathroom to the first floor. Rear garden.

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.

### Property HIGHLIGHTS

Semi-Detached

Newly Refurbished

3 Bedrooms

2 Reception Rooms

Brand New Kitchen & Bathroom

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## Property DETAILS

### **Entrance Hall,**

With carpet flooring, radiator, under stair storage, stairs leading to the first floor, doors leading to the lounge, reception room and kitchen/diner.

### **Lounge,**

With carpet flooring, double glazed windows, feature fireplace and radiator.

### **Reception Room,**

With carpet flooring, radiator and patio doors leading to the rear aspect.

### **Kitchen/Diner,**

With vinyl flooring, breakfast bar, central heating boiler, laminate work surfaces, sink/drainers, double glazed windows, radiator, hob, oven, extractor hood and door leading to the rear garden.

### **Bedroom 1,**

With carpet flooring, radiator and double glazed window.

### **Bedroom 2,**

With carpet flooring, radiator and double glazed window.

### **Bedroom 3,**

With carpet flooring, radiator and double glazed window.

### **Bathroom ,**

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

### **Rear Garden,**

With lawn, patio, fence boundary and access to the rear aspect.

### **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,**

We at Wigwam homes are delighted to offer any homeowner a free no obligation valuation on your property. With various packages available with no tie in periods and no sale no fee contracts! Call us now on 01482 505152.

### **Free Mortgage Consultations,**

At Wigwam Homes we have our own independent mortgage advisors with access to over 90 lenders. With so many mortgage products on the market, an independent advisor can show you all the various options and help you discover which one is right for you. We can also help with property, income and personal insurances which may need to complete your mortgage application.

### **About Us,**

At Wigwam Homes we take pride in the success we achieve for our clients. Whether it is selling your properties, finding your forever home, searching for a long-term rental investment or looking to profit from onward selling, the Wigwam team is here to guide you through the housing market.



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