



Boothferry Road, Hull, HU4

Guide Price £175,000 - £180,000













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This exquisite mid-terraced property is now gracefully presented for sale, free from any chain. Upon entry, you are welcomed by a charming entrance hall leading to a spacious lounge and dining area, complemented by a well-appointed kitchen, a cosy sitting room, and a convenient downstairs WC on the ground floor. Ascending to the first floor, you will discover three inviting bedrooms alongside a bathroom. The second floor reveals a delightful loft room, perfect for various uses. Outside, a serene rear garden awaits, accompanied by an outbuilding that offers versatile options as a study, gym, entertainment space, or additional storage. Moreover, parking is conveniently available at the rear ten foot, enhancing the property's appeal.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- MID-TERRACED
- 3 BEDROOMS
- LOFT ROOM
- OUTBUILDING
- CLOSE TO AMENITIES
- SPACIOUS LIVING AREA

DETAILS

Entrance Hall

With carpet flooring, radiator, stairs leading to the first floor, doors leading to the dining area/lounge and kitchen.

Dining Area/Lounge

With laminate flooring, double glazed window, radiators, log burner and bi-folding doors leading to the sitting room.

Kitchen

With tiled flooring, extractor fan, sink/drain, plumbing for washer/dryer, range cooker, laminate work surfaces, open arch leading to the sitting room and door leading to the rear porch.

Sitting Room

With carpet flooring, bi-folding doors, radiator and double glazed window.

Rear Porch

With tiled flooring, doors leading to the downstairs WC and rear garden.

Bedroom 1

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

Bedroom 2

With carpet flooring, radiator and double glazed window.

Bedroom 3

With radiator and double glazed window.

Bathroom

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

Loft Room

With storage space and double glazed window.

Outside

Outside, a serene rear garden awaits, accompanied by an outbuilding that offers versatile options as a study, gym, entertainment space, or additional storage. Moreover, parking is conveniently available at the rear ten foot, enhancing the property's appeal.

Viewings

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

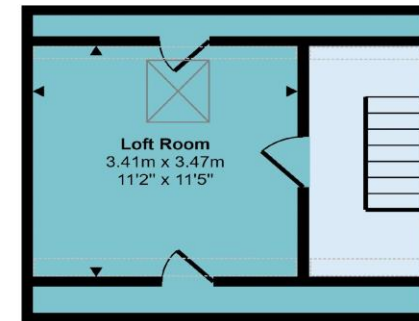
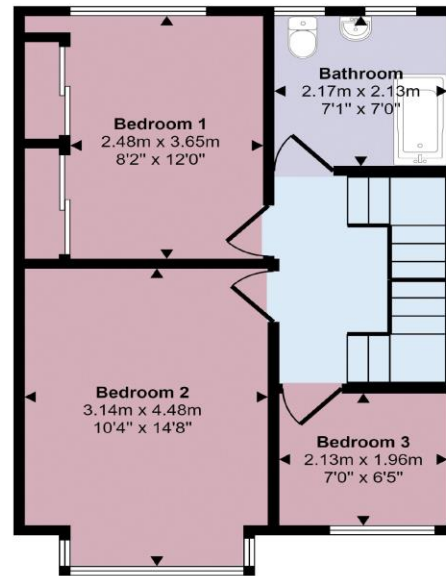
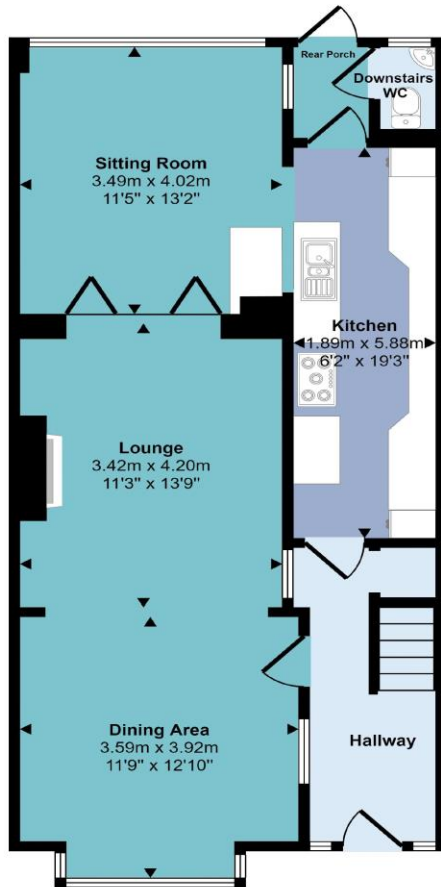
Fixtures & Fittings

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.

Approx Gross Internal Area
130 sq m / 1404 sq ft



□ Denotes head height below 1.5m

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.