



Boothferry Road, Hull HU4 6EX

Welcome to

Boothferry Road, Hull

House For Sale On Boothferry Road with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Family Shower Room, Family Bathroom, 3 Bedrooms, Gardens & Outbuilding! Call now and book your viewing!



Entrance Hall

With double glazed door to the front and radiator.

Lounge

15' max x 11' 8" (4.57m max x 3.56m)

With double glazed window to the front and radiator.

Dining Room

8' 7" x 10' 4" (2.62m x 3.15m)

With radiator.

Bedroom 3

10' 2" x 12' 2" to rear of wardrobes (3.10m x 3.71m to rear of wardrobes)

With double glazed internal window, radiator and fitted wardrobes.

Kitchen

14' max x 14' (4.27m max x 4.27m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, 5 burner gas hob, double electric oven, central heating boiler, integrated dishwasher (not currently working), radiator, double glazed window to the rear and double glazed patio style doors leading to the Rear Garden.

Shower Room

Shower Room with shower cubicle, low level wc and ladder style radiator.

Bathroom

Bathroom with bath, wash hand basin, low level wc and extractor fan.

First Floor

Bedroom 1

10' 6" x 11' 3" (3.20m x 3.43m)

With double glazed window to the front, radiator and storage cupboard with double glazed window to the front.

Bedroom 2

15' 1" x 10' 2" (4.60m x 3.10m)

With double glazed window to the rear, radiator and television point.

Outside

Front Garden

With path, tree, slate chippings and timber fencing.

Rear Garden

With wall, paved patio area, gravelled area, raised borders housing shrubs, rear gate, timber fencing and outbuilding.



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Welcome to

Boothferry Road, Hull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 Bedroom Home On Boothferry Road
- 2 Reception Rooms & Bathroom & Shower Room

Tenure: Freehold EPC Rating: D

guide price

£125,000

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY110476 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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