



Boothferry Road, HULL HU4 6EN

Welcome to

Boothferry Road, HULL

GUIDE PRICE £130,000-£140,000

Stunning Home On Boothferry Road with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 2 Bedrooms, Family Bathroom & Gardens! Well worth viewing! Call now and book yours!



Entrance Hall

With double glazed door to the front and stairs to the First Floor.

Lounge

12' max x 13' 7" into bay (3.66m max x 4.14m into bay)
With double glazed bay window to the front, feature gas fire and radiator.

Dining Room

10' 8" max x 17' 4" max (3.25m max x 5.28m max)
With 2 double glazed windows to the rear, radiator and coving to the ceiling.

Kitchen

12' 6" x 6' 1" (3.81m x 1.85m)
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, integrated fridge freezer, integrated washing machine, integrated tumble dryer, radiator, double glazed windows to the side and rear and double glazed door to the side.

First Floor

Landing

With coving to the ceiling and loft access.

Bedroom 1

15' 5" max x 12' 7" into bay (4.70m max x 3.84m into bay)
With double glazed bay window to the front and radiator.

Bedroom 2

10' x 10' 7" (3.05m x 3.23m)
With double glazed window to the rear, radiator and cupboard housing central heating boiler.

Bathroom

Bathroom with bath with mains shower over, vanity wash hand basin, low level wc, chrome effect towel style radiator and double glazed window to the rear.

Outside

Front Garden

With paved area, wall, wrought iron gate and timber fencing.

Rear Garden

With paved patio area, artificial lawned area, path, rear access gate, timber fencing and shed.



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Welcome to

Boothferry Road, HULL

- GUIDE PRICE £130,000 - £140,000
- 2 Bedroom Home On Boothferry Road
- Beautifully Presented Throughout
- Lounge & Dining Room
- Excellent Residential Location

Tenure: Freehold EPC Rating: D
Council Tax Band: A

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.

guide price

£130,000 - £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111117 - 0003

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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