

# Whitakers

Estate Agents



**120 Boothferry Road, Hull, HU4 6ER**

**£235,000**

\*\* NO ONWARD CHAIN \*\*

Whitakers Estate Agents are pleased to introduce this detached true bungalow which is conveniently established towards the head of Boothferry Road, within close proximity to Kennings roundabout and its array of local conveniences and transport links. Externally to the front aspect, there is a gravelled garden with brick walling to the surround. A side drive, with the kerb lowered to accommodate off-street parking, extends down the side of the building towards the detached double-width garage. Upon entering through the porch, the resident is immediately greeted by a welcoming hallway that follows to a spacious lounge, three double bedrooms, and a bathroom with separate W.C. An inner lobby then leads to a fitted kitchen with adjoining dining room, and conservatory. Patio doors in the conservatory open onto a paved terrace overlooking the enclosed and generously sized rear garden, which is mainly laid to lawn with well-stocked borders and enhanced by an additional raised seating area. Although the property would benefit from some modernisation / TLC throughout, this makes it a great opportunity for those seeking an impressive true bungalow they can acquire for an attractive price, and implement their own cosmetic tastes to, making it their ideal forever home. Alternatively, an investor seeking to undertake a renovation project to add value to may also wish to arrange a viewing.

The accommodation comprises

Front external



Externally to the front aspect, there is a gravelled garden with brick walling to the surround.

Porch

Wooden glazed French doors, and tiled flooring. Wooden glazed door with side window opening to :

Hall

Sky light window, central heating radiator, fitted storage cupboard, and laminate flooring. Leading to :

Bedroom one 14'9" x 12'5" (4.51 x 3.80)

UPVC double glazed bay window, two UPVC double glazed windows, central heating radiator, fitted wardrobes and cupboards, and laminate flooring.

Bedroom two 10'11" x 12'4" (3.33 x 3.77 )

UPVC double glazed bay window, central heating radiator, fitted wardrobes, and carpeted flooring.

Bedroom three 9'10" x 12'5" (3.01 x 3.81 )

UPVC double glazed window, central heating radiator, and wooden flooring.

Bathroom

UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with tile effect laminate flooring. Furnished with a three-piece suite comprising panelled bath with dual taps, wall-in enclosure with mixer shower, and pedestal sink with dual taps.

W.C.

UPVC double glazed window, and fully tiled with laminate flooring. Furnished with a low flush W.C.

Lounge 16'5" x 12'5" (5.01 x 3.79 )

Two UPVC double glazed windows, two central heating radiators, feature fireplace with exposed brick surround, and laminate flooring.

Inner lobby

Wooden glazed door, and tiled flooring. Leading to :

Kitchen 8'7" x 15'7" (2.64 x 4.77 )

Two UPVC double glazed windows, central heating radiator, and tiled flooring. Fitted with a range of floor and eye level units, worktops with

splashback tiles above, sink with mixer tap, plumbing for a washing machine, double oven, and hob.

Dining room 10'0" x 12'5" (3.06 x 3.80 )

UPVC double glazed window, central heating radiator, and wood parquet flooring.

Conservatory 8'9" x 15'8" (2.69 x 4.80 )

UPVC double glazed patio doors with side windows, UPVC double glazed window, central heating radiator, built-in storage, and carpeted flooring.

Rear external

Patio doors in the conservatory open onto a paved terrace overlooking the enclosed and generously sized rear garden, which is mainly laid to lawn with well-stocked borders and enhanced by an additional raised seating area.

Patio seating area

Garage and off-street parking

A side drive, with the kerb lowered to accommodate off-street parking, extends down the side of the building towards the detached double-width garage.

Aerial view of the property

Land boundary

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030160012001

Council Tax band - C

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 17 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

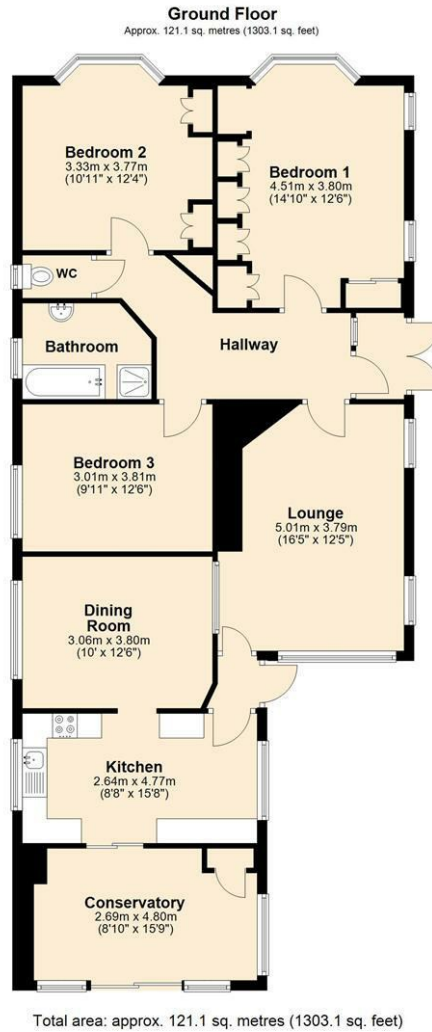
#### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

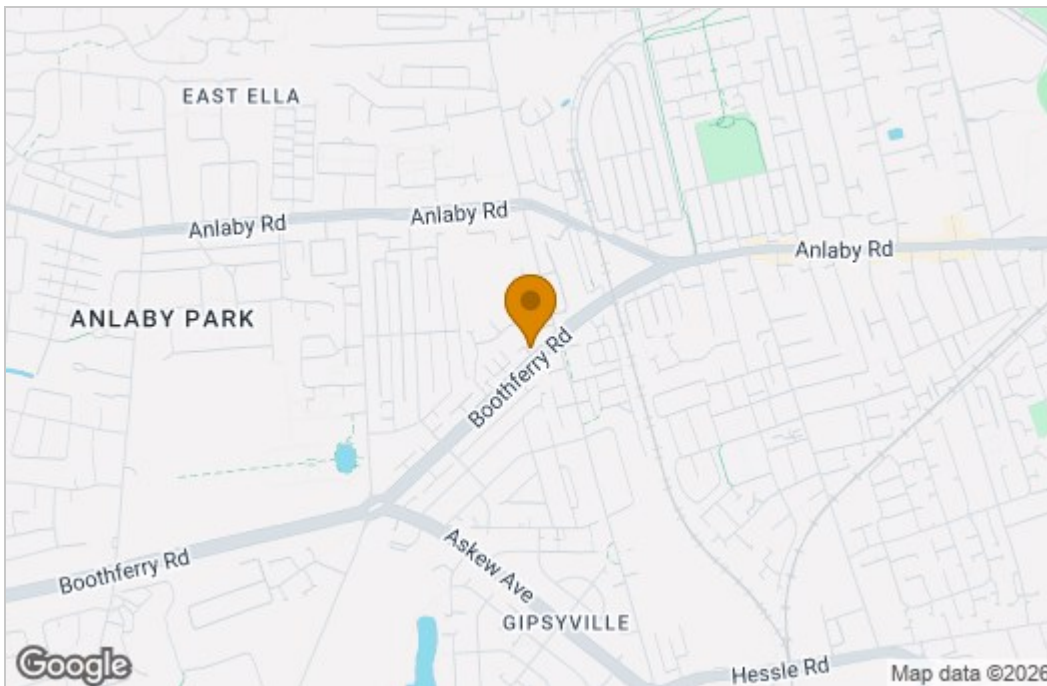
#### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

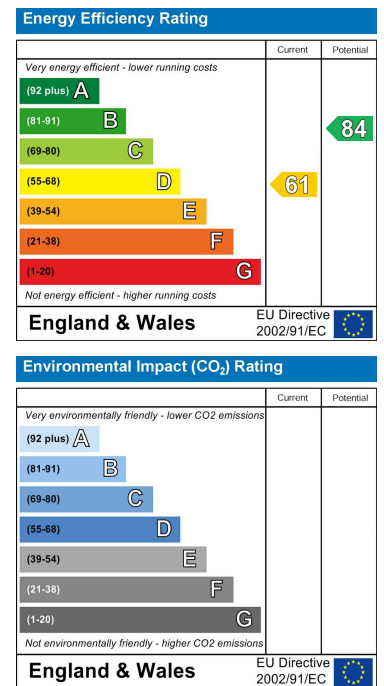
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.