



**Boothferry Road, Hessle, HU13 0JL**  
Asking Price £450,000





Platinum Collection

## Boothferry Road, Hessle, HU13 0JL

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A beautifully presented four-bedroom, double-fronted semi-detached home that has been extensively improved over the years and stands as a true credit to its current owners. Occupying a prominent position on Boothferry Road, the property enjoys excellent accessibility to Hessle Town, renowned for its wide range of shops, cafés, restaurants and local amenities.

The accommodation briefly comprises, to the ground floor, a spacious and welcoming entrance hall, cloakroom/W.C., an elegant lounge, and a separate sitting/playroom. The heart of the home is the extended, fully fitted kitchen which seamlessly flows into a bright and airy garden room, creating an ideal space for family living and entertaining.

To the first floor, a generous central landing provides access to four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom.

Externally, the property benefits from extensive lawned gardens to both the front and rear, a substantial driveway providing ample off-street parking, and access to a garage with up-and-over door.

Early viewing is highly recommended to fully appreciate the quality, space and presentation of this truly impressive home.







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## Key Features

- A Superb and Rarely Available Double Fronted Semi Detached Family Home
- Welcoming Entrance Hall, Three reception Areas
- Superb Fitted Kitchen, Cloakroom/w.c., Substantial Landing
- Four good Size Bedrooms (Main with Recently Fitted En Suite Shower Room)
- Family Bathroom Extensive Lawn gardens To The Front & Rear
- A Substantial Driveway Providing Ample Off-street Parking, And Access To A Garage.
- Early Viewing Is A Must To Appreciate This Home
- A Credit To It's Current Owners
- EPC - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## HESSLE

The Town of Hessle is well served for local amenities with first class shopping facilities available within the Town Centre, public transportation & local primary and secondary schools. Good road and rail connections are available with a local train station off Southfield, and the A63 dual carriageway running nearby to the South of the town, allowing convenient access to Hull City Centre and the national motorway network.

## GROUND FLOOR

### LARGE WELCOMING ENTRANCE HALL

with a glazed entrance door, solid wood flooring, paneling to walls, understairs cupboard and stairs to the first floor.

### CLOAKROOM/W.C.

with w.c. and double glazed window to the rear elevation.

### LOUNGE

with double glazed window to the front elevation, solid wood flooring, feature fireplace with gas fire, built in cupboards with display shelving above and double glazed door with screens to side leading out to the rear garden

### SEPARATE SITTING/PLAY ROOM

with double glazed angle bay window to the front elevation.

### EXTENDED DINING KITCHEN

Kitchen Area - with a range of base and wall units, granite work surfaces, sink unit, induction hob with built in extractor, electric oven, built in microwave, wine fridge and washing machine, breakfast bar, inset lights, splash back tiling, tiled flooring, two double glazed windows to the side elevation

## GARDEN/DINING ROOM AREA

with, tiled flooring six double glazed windows to the side elevation and double glazed french doors onto the rear garden.

## FIRST FLOOR

### LANDING

a generous central landing provides access to four well-proportioned bedrooms, Double glazed window to the rear elevation and access to roof void with loft ladder.

### BEDROOM 1

with two double glazed windows to the front and rear elevations and a range of built in wardrobes.

### EN SUITE SHOWER ROOM

recently modernised with a three piece white suite, comprising large walk in plumbed shower with rain fall shower and separate hand shower, wash hand basin with vanity storage beneath, w.c., half tiled to walls, tiled flooring, heated towel rail and two double glazed windows to the front elevation.

### BEDROOM 2

with double glazed angle bay window to the front elevation and feature panelled wall.

### BEDROOM 3

with two double glazed windows to the side and rear elevation.

### BEDROOM 4

with double glazed window to the front elevation.

### FAMILY BATHROOM

with a three piece white suite, comprising panelled bath, wash hand basin, w.c., fully tiled to walls and double glazed window to the rear elevation.

## OUTSIDE

Outside to the front of the property is an extensive lawn garden with flower and shrub borders, hedging walling forming boundary and an electric car charge point. To the rear is a lawn garden with trees and shrubs, feature wall, patio area and hedging forming boundary.

## DRIVEWAY AND GARAGE

A substantial driveway providing ample off-street parking leads to a garage with 2 up-and-over doors.

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.







## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## TENURE.

We understand that the property is Freehold. This should be clarified by your legal representative.

## AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the

information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

## AML.

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our

verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.













Approximate total area<sup>(1)</sup>  
1500 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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