Riverside



328 Boothferry Road

, Hessle, HU13 9AR

Offers in the region of £242,500

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Ground Floor

Entrance Hallway
A welcoming entrance to the front via UPVC double glazed door, with fixed staircase to the first floor level, under stairs storage cupboard and radiator.

Lounge/Diner
28'10" x 11'9" (8.81m x 3.59m)
A bright and spacious room at over 28 foot long. With UPVC double glazed window to the front and UPVC double glazed windows and door to the garden at the rear.With gas fireplace, carpet flooring and two radiators.

Kitchen
15'10" x 6'0" (4.84m x 1.85m)
A modern fitted kitchen with UPVC double glazed windows to the side and rear and UPVC double glazed door to the side. Fitted with a range of base and wall mounted units, laminated worksurfaces, inset composite sink unit, inset four ring gas hob with extractor over and built in electric oven, with integrated washing machine and fridge freezer. With tiling to the walls and radiator.

First Floor

Central Landing
With UPVC double glazed window to the side and providing access to all first floor rooms.

Bedroom One
11'1" x 15'5" (3.39m x 4.72m)
A generous double bedroom to the front with UPVC double glazed bay window, fitted wardrobes for storage, laminate flooring and radiator.

Bedroom Two
11'1" x 11'5" (3.39m x 3.50m)
A double bedroom to the rear with UPVC double glazed window, fitted wardrobes with matching drawers and desk, laminate flooring and radiator.

Bedroom Three
6'2" x 8'0" (1.89m x 2.44m)
To the front, with UPVC double glazed window, laminate flooring and radiator.

Bathroom
7'0" x 6'0" (2.14m x 1.84m)
A contemporary shower room with a three-piece suite in white, comprising corner shower cubicle, sink set upon vanity unit with storage below and a low level WC. With UPVC double glazed window to the side, full tiling to the walls and heated towel radiator.

Externally
Set within a generous plot with gardens to three sides. The front is mostly laid to lawn with planted borders and a driveway for parking that extends to the rear of the property. the side also has a lawned garden with the rear having a patio area for seating, planted shrubbery to the borders and the rest laid to lawn.

Council Tax Band
We have been advised the property is council tax band C, payable to Hull City Council

ADDITIONAL INFORMATION
Tenure:
Freehold

Disclaimer:
Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.









Road Map



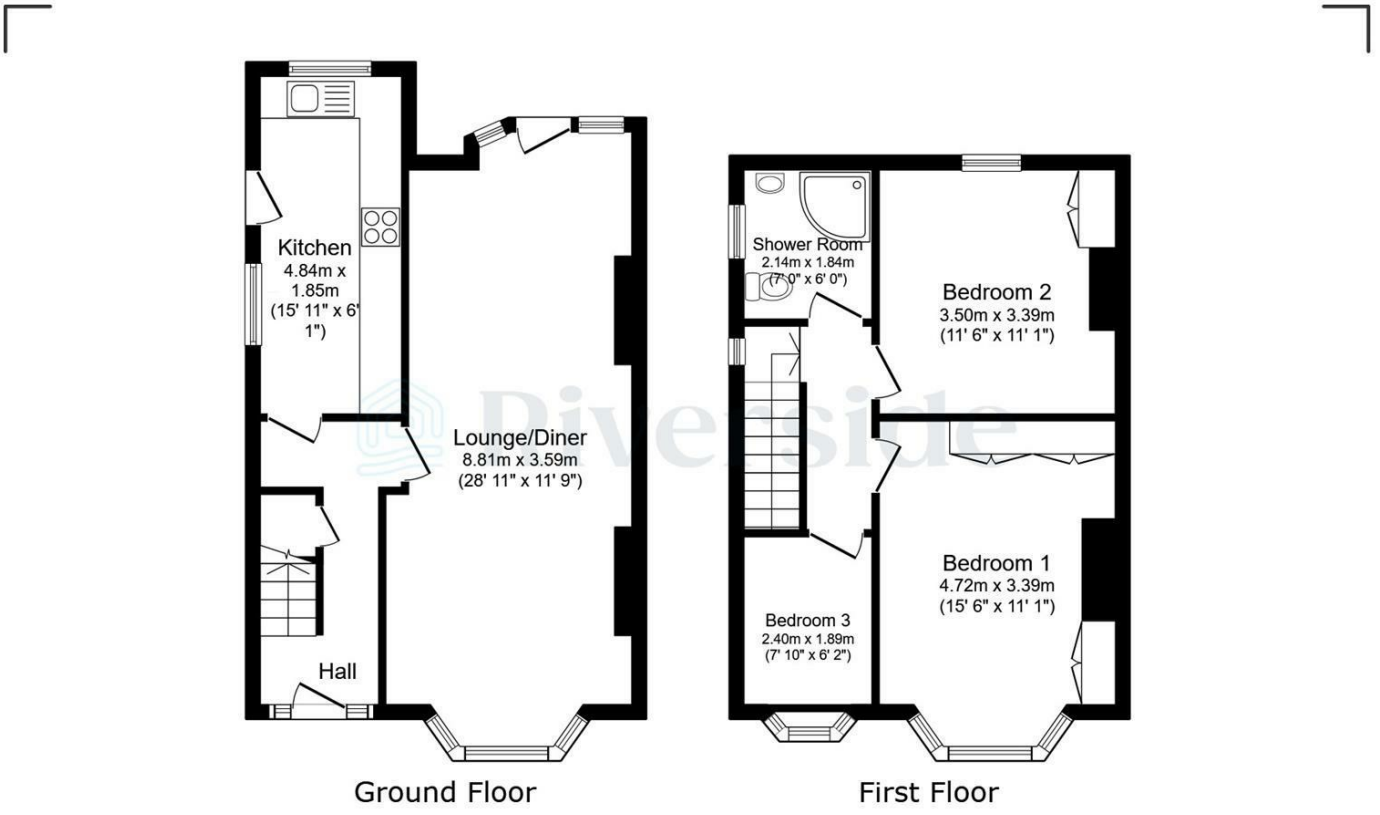
Hybrid Map



Terrain Map



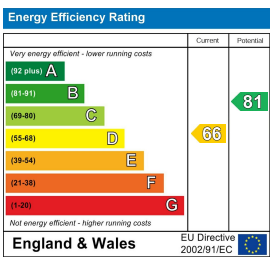
Floor Plan



Viewing

Please contact our Hull Office
on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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