



Boothferry Road

Hull

Guide Price £160,000 - £170,000

**WIGWAM**

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- MID-TERRACED
- 3 BEDROOMS
- LOFT ROOM
- OUTBUILDING
- CLOSE TO AMENITIES
- SPACIOUS LIVING AREA

Upon entry, you are welcomed by a charming entrance hall leading to a spacious lounge and dining area, complemented by a well-appointed kitchen, a cosy sitting room, and a convenient downstairs WC on the ground floor. Ascending to the first floor, you will discover three inviting bedrooms alongside a bathroom. The second floor reveals a delightful loft room, perfect for various uses. Outside, a serene rear garden awaits, accompanied by an outbuilding that offers versatile options as a study, gym, entertainment space, or additional storage.

Located on Boothferry Road, the property benefits from close proximity to the excellent local shops, cafes, and general amenities. Anlaby Road and Hessle Road are only a few minutes away by car, providing access to even more activities and local shops. There are also excellent bus transport links around the city centre and surrounding villages.





### **Entrance Hall**

With carpet flooring, radiator, stairs leading to the first floor, doors leading to the dining area/lounge and kitchen.

### **Dining Area/Lounge**

With laminate flooring, double glazed window, radiators, log burner and bi-folding doors leading to the sitting room.

### **Kitchen**

With tiled flooring, extractor fan, sink/drainer, plumbing for washer/dryer, range cooker, laminate work surfaces , open arch leading to the sitting room and door leading to the rear porch.

### **Sitting Room**

With carpet flooring, bi-folding doors, radiator and double glazed window.

### **Rear Porch**

With tiled flooring, doors leading to the downstairs WC and rear garden.

### **Bedroom 1**

With carpet flooring, radiator, fitted wardrobes and double glazed window.

### **Bedroom 2**

With carpet flooring, radiator and double glazed window.

### **Bedroom 3**

With radiator and double glazed window.

### **Bathroom**

With vinyl flooring, wash hand pedestal basin, WC, bath cubicle, shower attachment, double glazed windows and radiator.

### **Loft Room**

With storage space and double glazed window.



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Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

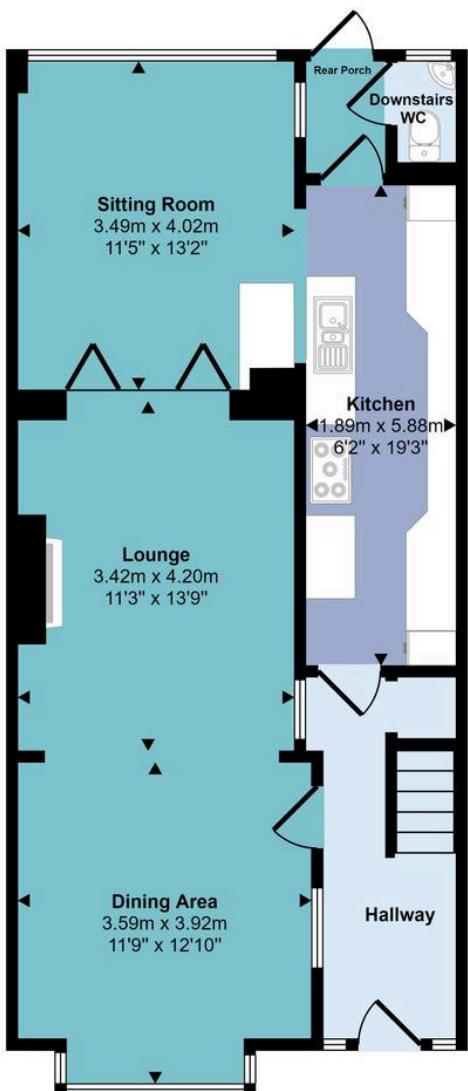
EPC Environmental Impact Rating: E

## Outside

Outside, a serene rear garden awaits, accompanied by an outbuilding that offers versatile options as a study, gym, entertainment space, or additional storage. Moreover, parking is conveniently available at the rear ten foot, enhancing the property's appeal.



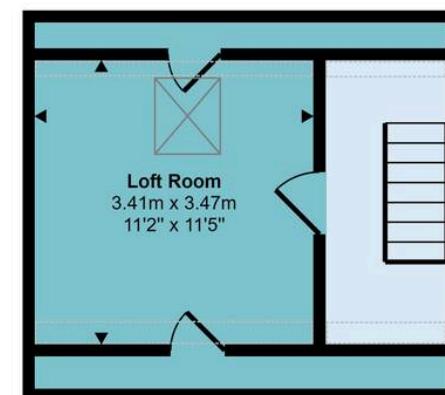
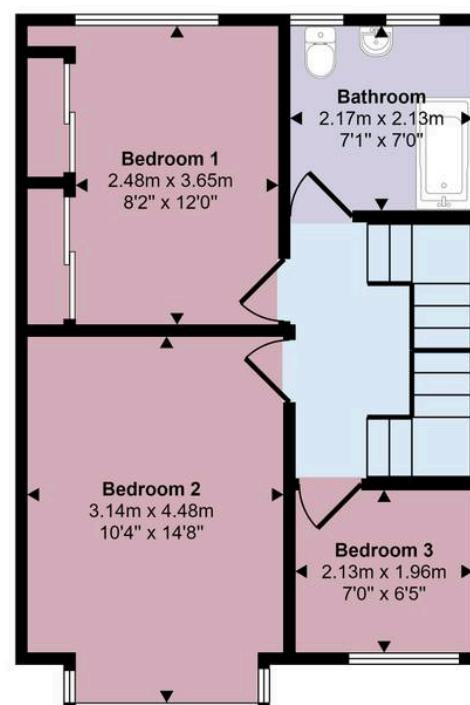
Approx Gross Internal Area  
130 sq m / 1404 sq ft



Ground Floor  
Approx 65 sq m / 704 sq ft

 Denotes head height below 1.5m

First Floor  
Approx 42 sq m / 456 sq ft



Second Floor  
Approx 23 sq m / 243 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Wigwam

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