



Boothferry Road, Hull, HU4 6EN  
Asking Price £165,000

Philip  
**Bannister**  
Estate & Letting Agents



# Boothferry Road, Hull, HU4 6EN

## Key Features

- A Superb Three Bedroom (plus a Loft Area Mid Terrace Home
- Conveniently Located Close To Local Amenities
- Entrance Hall, Through Lounge, with Dining Area
- Kitchen, Rear Lobby, Cloakroom/w.c
- Landing with Fixed Staircase To Loft Area
- Three Bedrooms, Wet Room
- Gardens Front & Rear, Double Garage & Parking To Rear
- EPC -

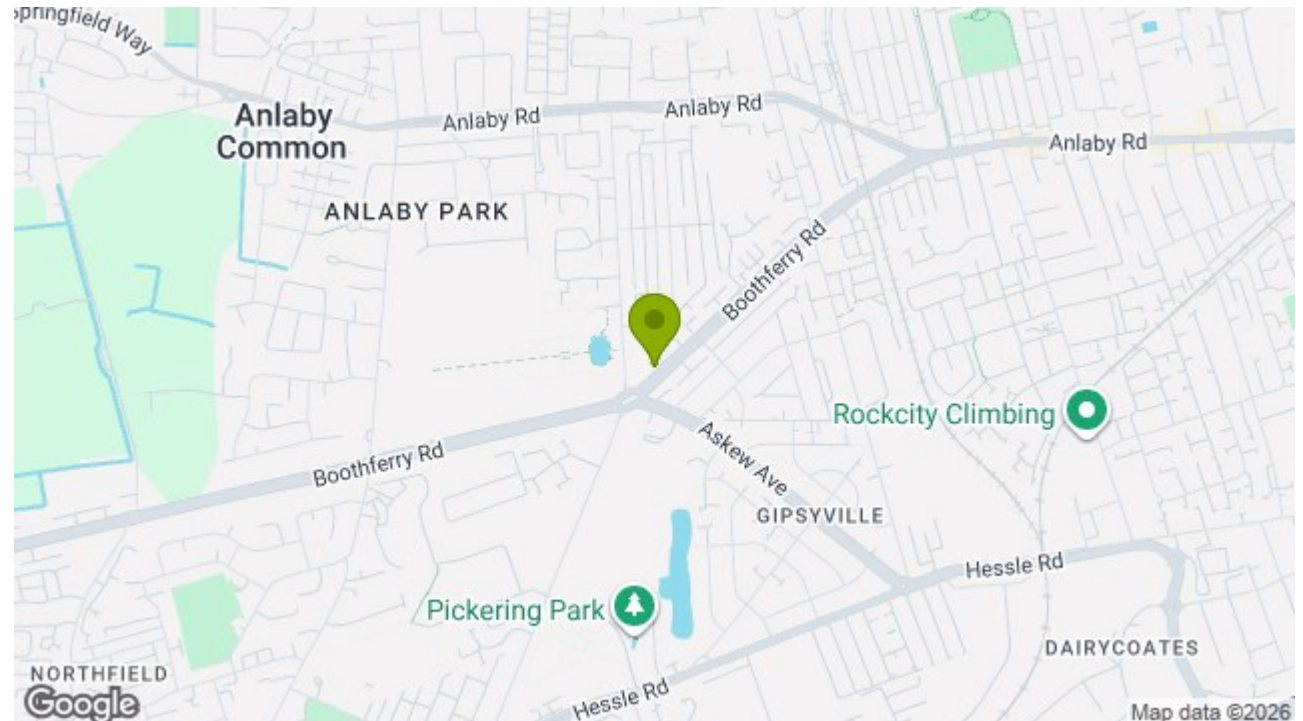
| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 83                      | 89        |
| England & Wales                             | EU Directive 2002/91/EC |           |

A superb mid-terraced property offering three bedrooms plus a versatile loft area, ideally located on the ever-popular Boothferry Road in Hull. The property benefits from excellent access to local amenities, reputable schools and strong transport links.

The accommodation briefly comprises an entrance hall, spacious through lounge/dining area, fitted kitchen, rear lobby and ground floor cloakroom/WC. To the first floor is a landing with fixed staircase leading to the loft area, three well-proportioned bedrooms and a modern wet room.

Externally, the property boasts gardens to both the front and rear, along with a double garage. Parking is conveniently accessed via the rear 10-foot access.

Early viewing is highly recommended to fully appreciate the space and location on offer.









## **BOOTHFERRY ROAD HULL**

Ideally located off Boothferry Road in Hull close to local amenities and is ideally positioned to the West of the City for shops, schools and public transportation. Good road connections are easily accessed to the Clive Sullivan Way/A63/M62 motorway links & Hull City Centre.

### **GROUND FLOOR**

#### **ENTRANCE HALL**

with double glazed door, laminate flooring and stairs to the first floor.

#### **THROUGH LOUNGE INCORPORATING DINING AREA**

Lounge area - with double glazed angle bay window to the front elevation, feature fireplace and electric fire

Dining Area - with laminate flooring and double glazed window to the rear elevation.

#### **KITCHEN**

with a range of base and wall units, laminate work surfaces, drawers, sink unit, gas cooker point, extractor hood, boiler, double glazed window to the side elevation and double glazed patio doors leading out to the rear decking area.

#### **REAR LOBBY**

#### **CLOAKROOM/W.C.**

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

#### **FIRST FLOOR**

#### **LANDING**

with fixed staircase to the loft area with velux window.

#### **BEDROOM 1**

with double glazed angle bay window to the front elevation, built in wardrobes and laminate flooring.

#### **BEDROOM 2**

with double glazed window to the rear elevation, laminate flooring and built in wardrobe.

#### **BEDROOM 3**

with double glazed window to the front elevation.

#### **WET ROOM**

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

#### **OUTSIDE**

Outside are gardens to the front and rear of the property and a double garage and parking are accessible via a rear 10' access.

#### **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 B. (Hull City 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.

#### **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 NTSTEAT 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)

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.









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