



Boothferry Road, Hessele, HU13 0NW  
£280,000


Philip  
**Bannister**  
Estate & Letting Agents

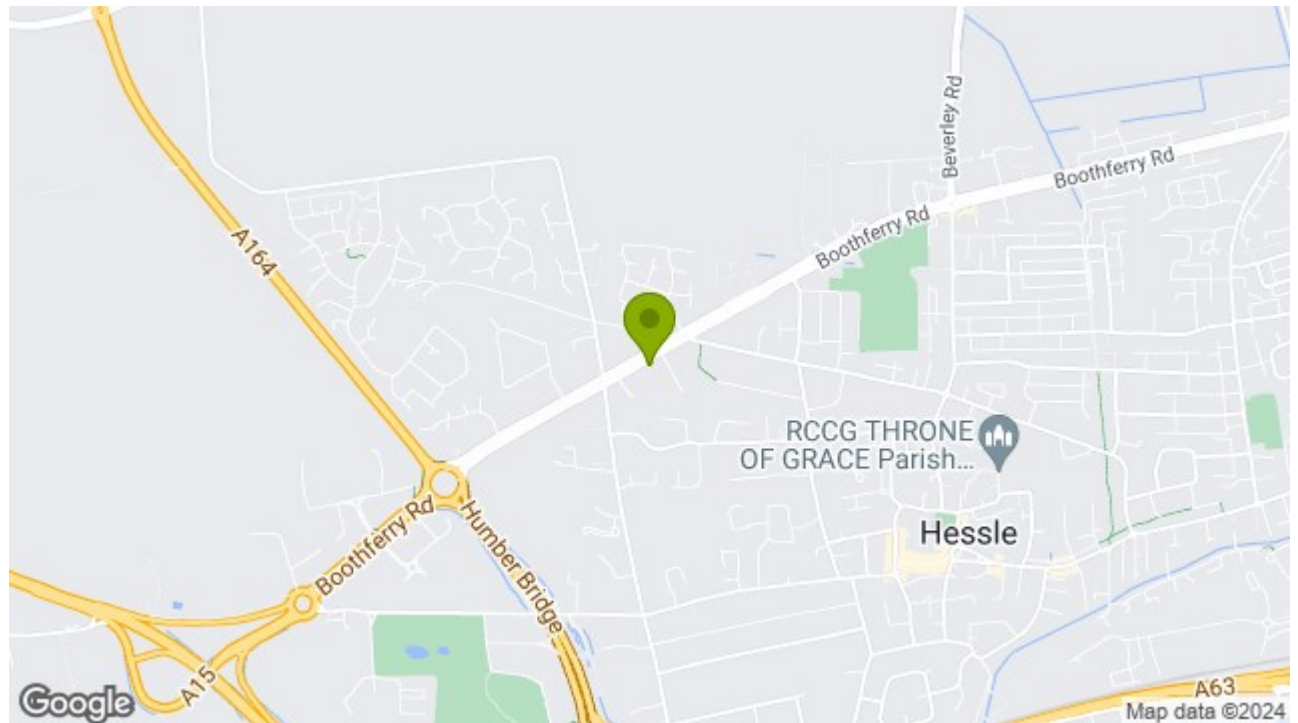
# Boothferry Road, Hessle, HU13 0NW

A truly fabulous family home. Situated in one of Hessle's most desirable locations this three bedroom semi-detached home really is a credit to the current owners. With generous and flexible living space throughout, a modern design whilst retaining original features, a south facing mature rear garden with detached single garage and ample off-street parking. Act fast to avoid disappointment.

## Key Features

- South Facing Mature Rear Garden
- Superb Position
- Ample Off-Street Parking
- Beautifully Presented Throughout
- Generous Living Accommodation
- Fabulous Bathroom
- Garage & Garden Sheds
- 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		
England & Wales	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;

### ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with stairs and a storage cupboard off.

### THROUGH LIVING ROOM

29'10 into bay x 11'4 max (9.09m into bay x 3.45m max)

A generous reception room with ample space for both living and dining. Benefitting from laminate wood flooring, a bay window to the front elevation with wooden shutters, a feature fireplace with cast iron open fire and French doors leading to the rear garden.

### BREAKFAST KITCHEN

18'6 x 8'4 max (5.64m x 2.54m max)

With shaker style wall and base units, laminated work surfaces with breakfast bar and a tiled splashback. Integrated appliances include a range cooker and extractor fan, with further space for a fridge/freezer and plumbing for both an automatic washing machine and a dishwasher. Further benefitting from a pantry style cupboard, a rear door, tiled flooring and windows to both side elevations and the rear.

## FIRST FLOOR;

### BEDROOM 1

14'6 into bay x 11 (4.42m into bay x 3.35m )

A bedroom of double proportions with fitted storage cupboard and a square bay window to the rear elevation.

### BEDROOM 2

10'6 max x 14'4 into bay (3.20m max x 4.37m into bay)

A further bedroom of double proportions with bay window to the front elevation, fitted wardrobes and polished floorboards.

### BEDROOM 3

7'10 x 6'6 (2.39m x 1.98m )

A sizeable single bedroom with oriel bay window to the front elevation.

### BATHROOM

8'4 x 5'10 (2.54m x 1.78m)

A fully tiled bathroom suite with a jacuzzi style bath with overhead shower and a vanity unit housing both a wash hand basin and a concealed cistern WC with ample storage. Further benefitting from a heated towel rail, recessed spotlights and a window to the side elevation.

## EXTERNAL;

### FRONT

With a front and side drive providing ample off-street parking for multiple vehicles.

### REAR

A beautifully well cared for mature south facing rear garden with various patio areas, tranquil pond and a running water fountain, shaped lawn with lovely borders, two garden sheds one with light and power and access to the garage.

## GARAGE

With electric up and over door, side door, window and a light and power supply.

## 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.

SECURITY - The property has the benefit of an installed burglar alarm system and CCTV.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C (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.

## TENURE

We understand that the property is Freehold.

## 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.

### 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.

### 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 £120 Hamers£100 Lockings Solicitors £100



GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.

1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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