



**Boothferry Road, Hessele, HU13 0NW**

**£275,000**

  
**Philip  
Bannister**  
Estate & Letting Agents

Platinum Collection



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## **Boothferry Road, Hessle, HU13 0NW**

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A truly fabulous, extended family home. Situated on the popular Boothferry Road in Hessle, which must be viewed early to appreciate it's size and versatile family living. The property has gas central heating, double glazing and briefly comprises entrance hall, lounge, separate sitting area, L-shaped extended Dining Kitchen, conservatory and cloakroom/w.c., to the first floor is a landing, three bedrooms, shower Room and a fixed staircase to a loft area. Outside is a lovely front garden with driveway and to the rear is a south facing lawn garden and garage.



# Boothferry Road, Hessle, HU13 0NW

## Key Features

- Generous Living Accommodation
- Excellent Location
- Extended Semi Detached Family Home
- Beautifully Presented Throughout
- Two Reception Rooms, Extended Dining Ktchen
- Conservatory, Cloakroom/w.c., Loft Area, Shower Room
- Well Maintained Garden to the Front & Rear,
- Driveway, Garage
- EPC = D



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92-plus) <b>A</b>	80
(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	
<b>59</b>	
<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.

## ENTRANCE HALL

with double glazed entrance door, laminate flooring, double glazed window to the side elevation, radiator and stairs to first floor.

## CLOAKROOM/W.C.

with a two piece white suite, comprising w.c., wash hand basin, vinyl flooring, double glazed window to the side elevation.

## LOUNGE

18'3 into bay x 11'3 (5.56m into bay x 3.43m)  
with double glazed angle bay window to the front elevation, feature fireplace, gas fire, and double doors to:

## SEPARATE SITTING AREA

10' x 11'3 (3.05m x 3.43m)  
with radiator and laminate flooring.

## L-SHAPED DINING KITCHEN

18'3 max measurements narrowing to 1'10 x 16'7 max (5.56m max measurements narrowing to 0.56m x 5.05m )  
with a range of modern, base and wall units, laminate work surfaces, drawers, sink unit, electric induction hob and oven, extractor hood, built in dish washer and washing machine, built in fridge freezer,

concealed lighting, splash back tiling, laminate flooring, 2 x double glazed windows, double glazed door and further double glazed french doors to the conservatory.

## CONSERVATORY

15' x 9'1 (4.57m x 2.77m)  
with vinyl flooring and double glazed french doors to the rear garden

## LANDING

with double glazed window to the side elevation and inner lobby with fixed staircase to the loft.

## BEDROOM 1

14'4 into bay x 9'10 (4.37m into bay x 3.00m)  
with double glazed angle bay window to the front elevation, built in wardrobes and radiator.

## BEDROOM 2

14'5 max measurements x 10'10 (4.39m max measurements x 3.30m)  
with double glazed window to the rear elevation and radiator.

## BEDROOM 3

8' x 6'11 (2.44m x 2.11m)  
with double glazed oriel style window to the front elevation, radiator, built in bed with wardrobes and shelving

## SHOWER ROOM

8'3 x 5'9 (2.51m x 1.75m)  
with a three piece white suite comprising shower, wash hand basin, w.c., vinyl flooring, heated towel rail and two double glazed windows to the side elevation.

## LOFT AREA

with two velux windows

## EXTERNAL

To the front of the property is a lawn garden with driveway leading to a garage. To the rear is a lovely south facing enclosed garden with decking area, fencing forming boundary and gate.

## 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 frame

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.

## 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.

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

### **TENURE.**

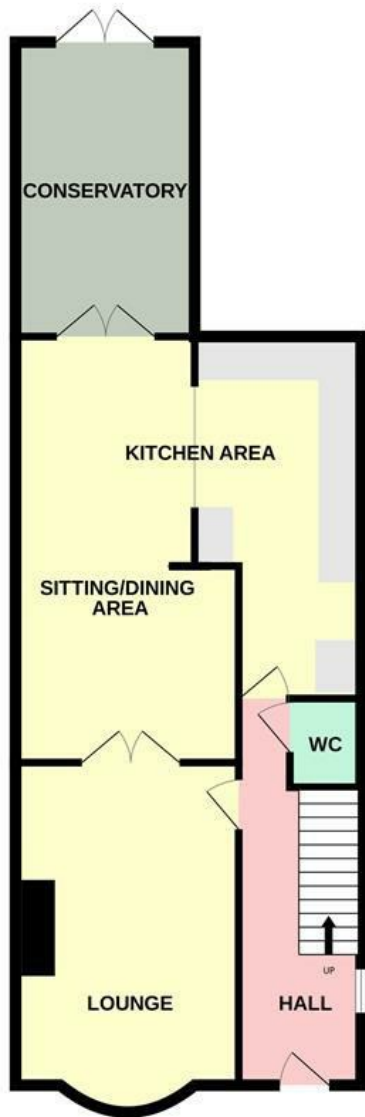
We understand that the property is Freehold.







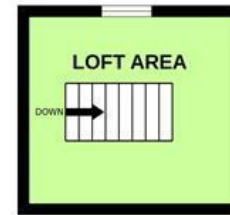
GROUND FLOOR



1ST FLOOR



2ND FLOOR







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