



Boothferry Road, Hesse, HU13 0N0  
Offers Over £175,000

  
**Philip  
Bannister**  
Estate & Letting Agents

# Boothferry Road, Hessle, HU13 0NQ

## Key Features

- Popular Location In the popular Location of Hessle
- Rear Garden is An Amazing Size For the Growing Family
- Entrance, Porch and Hall, Lounge/Dining Area
- Kitchen, Landing, 3 Bedrooms, Bathroom
- Gardens Front & Rear, Drive And Garage
- Early Viewing Is A Must
- No Chain Involved
- EPC -

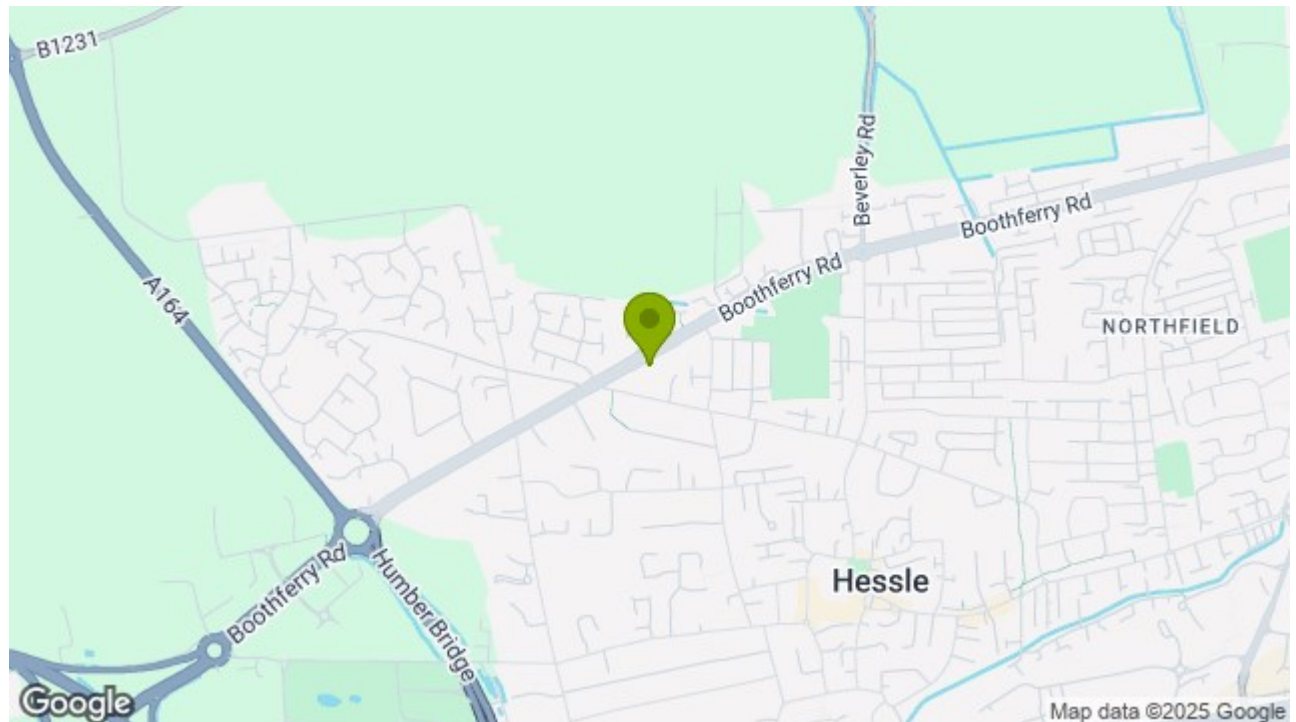
This property must be viewed to appreciate the size of it's plot. The rear garden is an amazing feature to the property and must be viewed early to avoid any disappointment, which is offered with no chain involved.

The property is situated on the popular Boothferry Road in Hessle with easy access to local amenities, schools and good transport links.

To the ground floor you have an entrance porch, entrance hall, lounge/dining area, kitchen and cloakroom/w.c., To the first floor are three good sized bedrooms and a bathroom.

Please contact us asap to secure your viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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 PORCH

with double glazed door and tiled floor.

### ENTRANCE HALL

with glazed door, understairs cupboard and stairs to the first floor

### CLOAKROOM/W.C.

with w.c.

### LOUNGE/DINING AREA

17'5 max measurements x 15'3 narrowing to 8'11 (5.31m max measurements x 4.65m narrowinf to 2.72m)

with double glazed patio doors over looking the rear garden, further double glazed window to the side elevation, feature fireplace and gas fire.

### KITCHEN

9'10 x 8'11 (3.00m x 2.72m)

with a range of base and wall units, drawers, laminate work surfaces, sink unit, splash back tiling, larder unit, plumbing for automatic washing machine and double glazed window to the front elevation

## FIRST FLOOR

## BEDROOM 1

9'11 x 13'3 from front of wardrobes (3.02m x 4.04m from front of wardrobes)

with double glazed window to the front elevation and range of built in wardrobes.

## BEDROOM 2

10'11 max measurements x 9'5 (3.33m max measurements x 2.87m)

with double glazed window to the rear elevation built in wardrobes and dressing table unit.

## BEDROOM 3

6'4 x 9'5 (1.93m x 2.87m)

with double glazed window to the side elevation and built in cupboard.

## BATHROOM

6'4 x 6'4 (1.93m x 1.93m)

with a three piece coloured suite, comprising panelled bath with shower above, wash hand basin, w..c., fully tiled to walls, and double glazed window to the front elevation.

## EXTERNAL

Outside to the front of the property is a garden with driveway leading to a garage, and to the rear is the most amazing sixed lawn garden with a range of flower and shrub borders, patio 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 frames.

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.

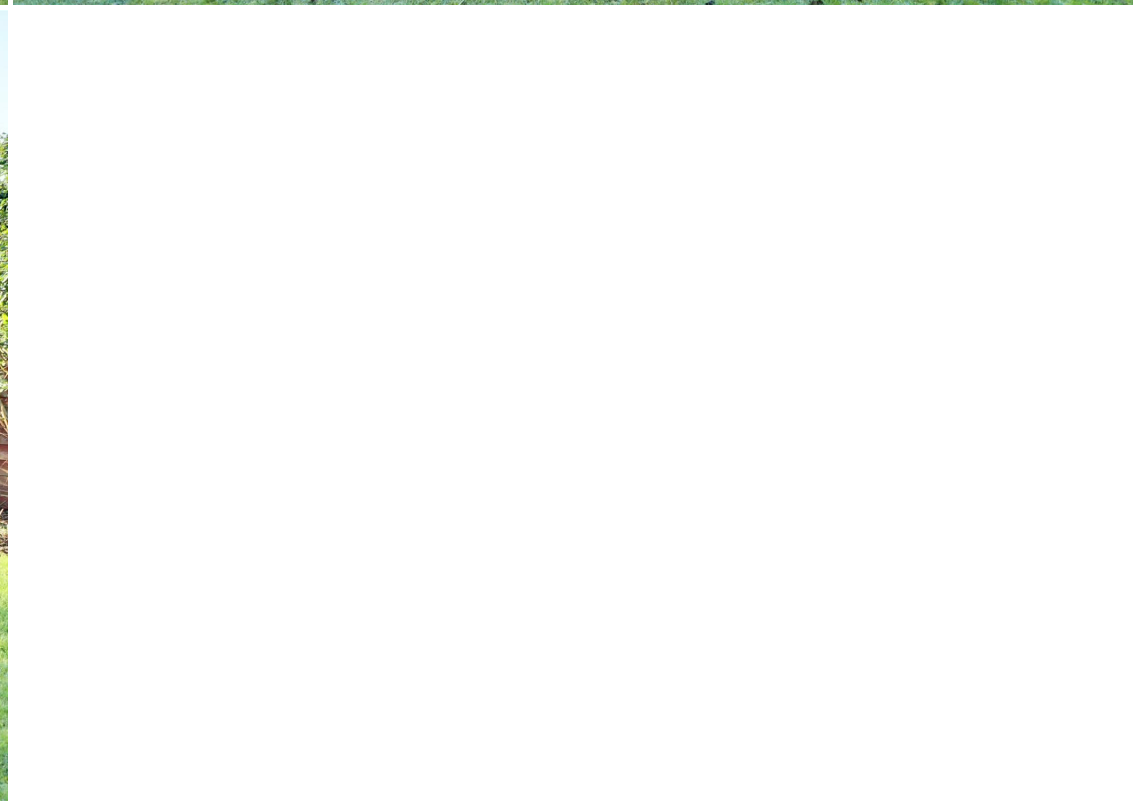
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain

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 £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

### TENURE.

We understand that the property is Freehold.







GROUND FLOOR

1ST FLOOR



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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