



Boothferry Road, Hessele, HU13 9AY
£115,000


**Philip
Bannister**
Estate & Letting Agents

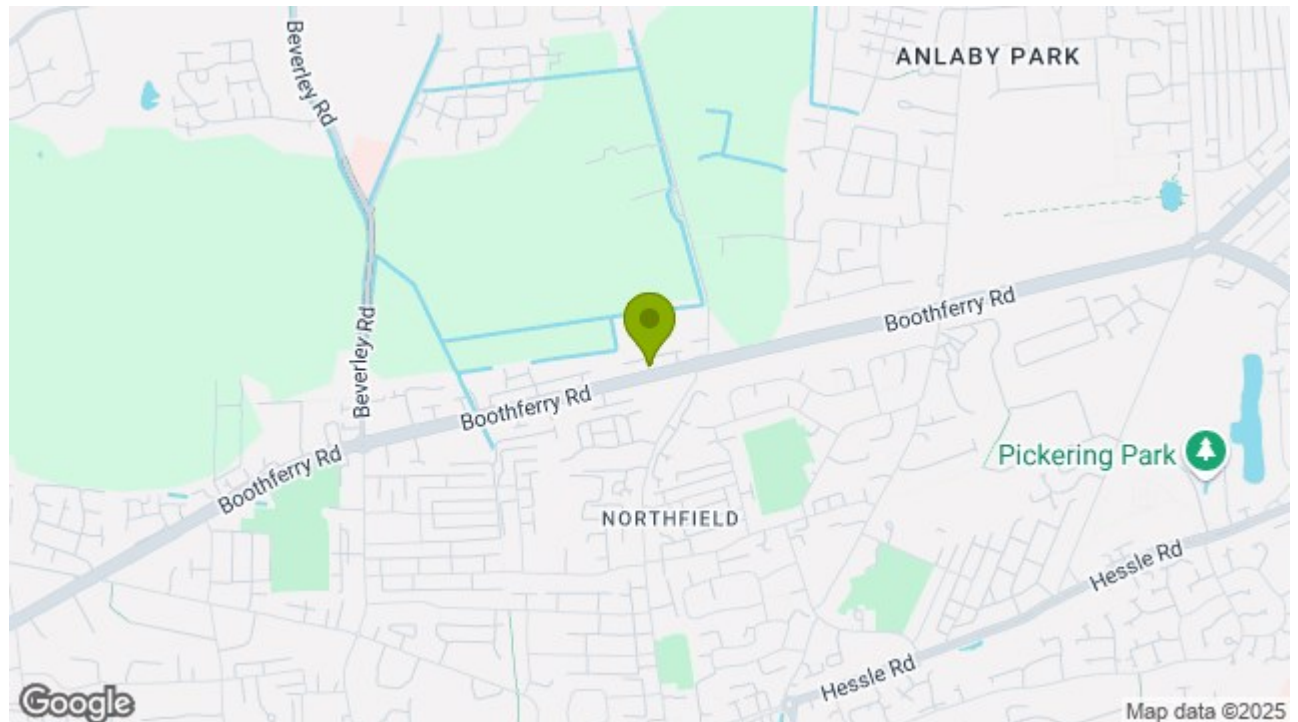
Boothferry Road, Hessle, HU13 9AY

This three-bedroom end-terrace house is offered to the market with no onward chain, presenting a fantastic opportunity for updates and personalisation. The property features an entrance hall, two spacious reception rooms, and a kitchen on the ground floor. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Externally, the home benefits from a front garden, a rear garden with tenfoot access to the side.

Key Features

- NO CHAIN
- Offers Scope For Update
- End-Terrace House
- 3 Bedrooms
- 2 Reception Rooms
- Garden To The Rear
- Council Tax = B
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

PORCH

Allowing access to the property.

ENTRANCE HALL

With staircase leading to the first floor accommodation.

DINING ROOM

15'4 x 7'5 (4.57m'1.22m x 2.13m'1.52m)

With a feature fireplace housing an open fire, alcove storage cupboard and sliding doors opening to:

LIVING ROOM

13'2 into bay x 9'9 (3.96m'0.61m into bay x 2.74m'2.74m)

A bay fronted reception room with a feature fireplace housing a living flame gas fire.

KITCHEN

11'10 x 7'5 (3.35m'3.05m x 2.13m'1.52m)

Fitted with a range of white fronted wall and base units which are mounted with contrasting worksurfaces beneath tiling. A stainless steel sink unit sits beneath a window to the rear and there is space for a number of free-standing appliances. A door leads to the rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

13'2 into bay x 9'9 (3.96m'0.61m into bay x 2.74m'2.74m)

A bay fronted double bedroom.

BEDROOM 2

9'9 x 9'7 (2.74m'2.74m x 2.74m'2.13m)

A second double bedroom with a wall mounted boiler and a window to the rear.

BEDROOM 3

5'7 x 6'7 (1.52m'2.13m x 1.83m'2.13m)

A single bedroom to the front of the property, with a window to the elevation.

BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a bath. There is partial tiling to the walls and a window to the rear.

OUTSIDE

To the front of the property there is a partially walled garden with a footpath leading to the property. To the rear of the property there is a partially walled garden with a lawn, footpath and gated access to the tenfoot. To one corner there is a timber shed.

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 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. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

TENURE

We understand that the property is Freehold.

VIEWINGS

Strictly by appointment with the sole agents.

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 in-house 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.

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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; Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100



GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.

1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.5 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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