Whitakers
Estate Agents

244 Boothferry Road, Hessle, HU13 9AU

£160,000

*** £5,000 Allowance Towards Deposit ***

Whitakers Estate Agents are pleased to introduce this traditional mid-terrace style property which has been extended to offer ample and contemporary living space across both of its floors.

The internal layout briefly comprises entrance hall, spacious lounge and fitted kitchen / dining rom with patio doors opening to the rear garden. The first floor boasts a bay fronted master bedroom, two further good bedrooms and a bathroom furnished with a three-piece suite.

Externally to the front aspect there is a block paved garden with brick walling and fencing to the surround; the rear garden is mainly laid to lawn with a patio seating area and fencing to the surround. A path leads to the rear ten-foot access and to the garage which can house a vehicle.

Taken together, the accommodation on offer ticks all the boxes for the growing family seeking to reside within the catchment of a number of high Ofsted rated schools and, as such, viewing at the earliest convenience is recommended to avoid disappointment.

The accommodation comprises

Ground floor

Entrance hall
UPVC double glazed entrance door and windows, under stairs storage cupboard and staircase to the landing off.

Lounge 13'7" x 10'7" (4.15 x 3.25)
Upvc double glazed bay window, gas central heating radiator, laminate flooring, coved ceiling. Leads to:

Dining kitchen 9'11" x 15'5" (3.04 x 4.72)

Upvc double glazed entrance door, double glazed patio doors leading to the gardens, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and a single drainer sink unit.

First floor

Landing
Access to the loft space.

Bedroom one 13'8" x 10'5" (4.19 x 3.20)

Upvc double glazed bay window, gas central heating radiator and a coved ceiling.

Bedroom two 10'2" x 10'5" (3.10 x 3.20)

Upvc double glazed window, gas central heating radiator and a coved ceiling.

Bedroom three 7'5" x 5'4" (2.28 x 1.63)

Upvc double glazed window and a gas central heating radiator.

Bathroom

Upvc double glazed window, towel rail gas central heating radiator, partially tiled and fitted with a three piece suite comprising panelled bath with a mixer shower, pedestal wash basin and a low flush WC.

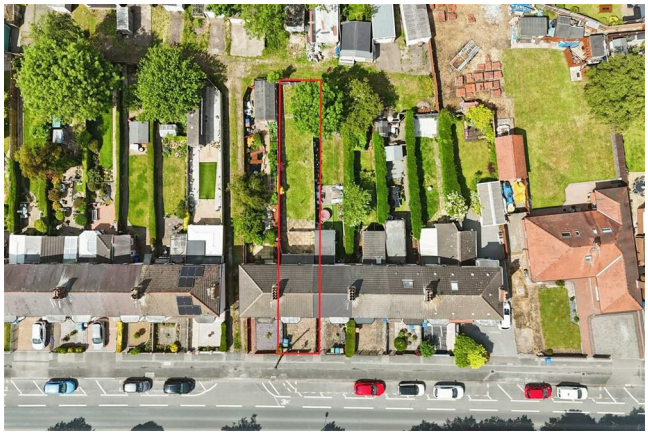
External

Externally to the front aspect there is a block paved garden with brock walling and fencing to the surround; the rear garden is mainly laid to lawn with a patio seating area and fencing to the surround. A path leads to the rear ten-foot access and to the garage which can house a vehicle.

Location

The property is established on the ever popular Boothferry Road which is renowned for being well connected by highly accessible transport links and road networks. The area is also serviced by a range of local amenities including dining facilities, convenience stores and petrol stations, and the resident will also enjoy close proximity to the King George V and Boothferry playing fields.

Aerial view of the property



Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - HES048244000
Council Tax band - B

EPC rating

EPC rating - D

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - No risk
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 17 Mbps / Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

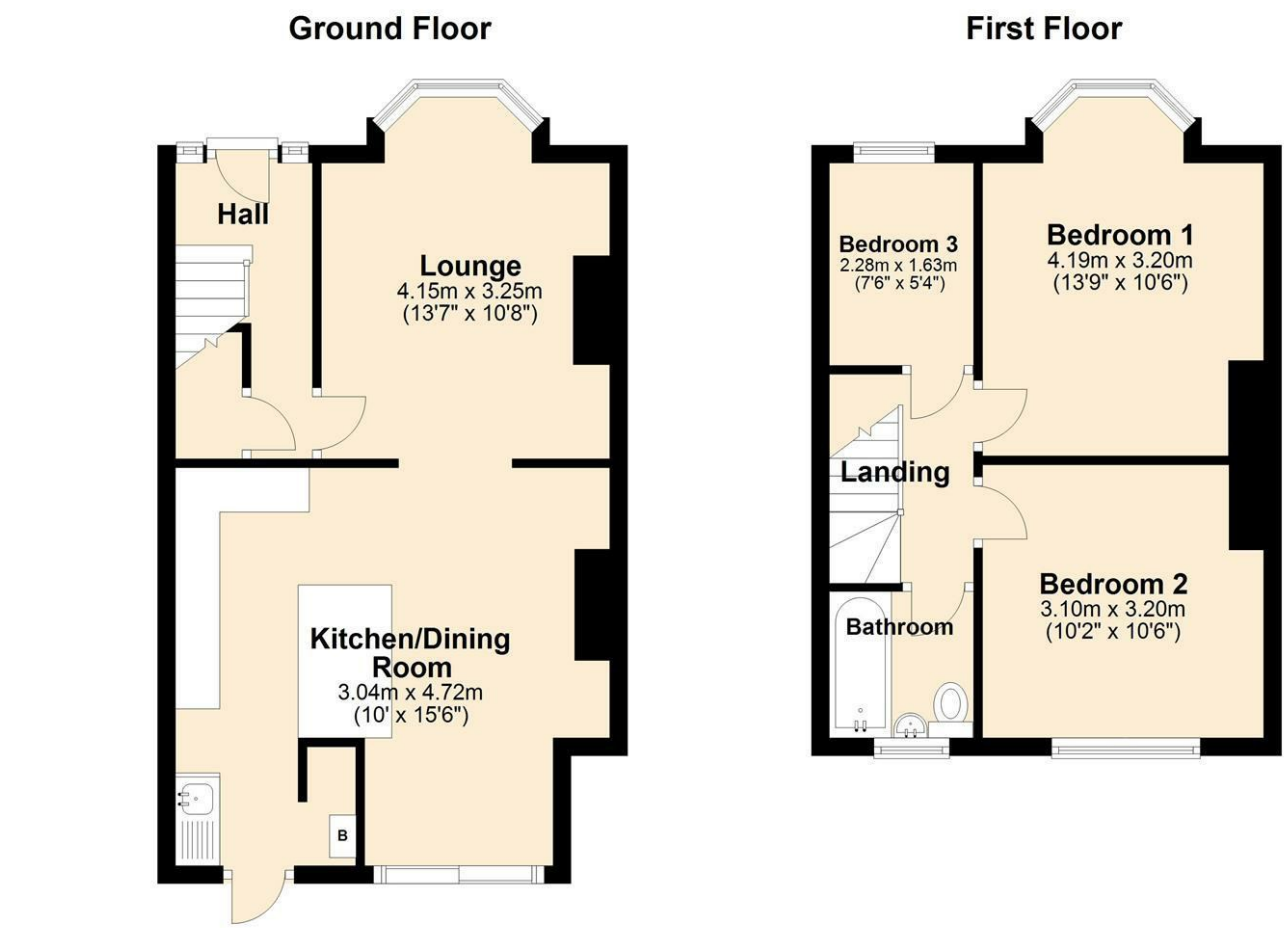
Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

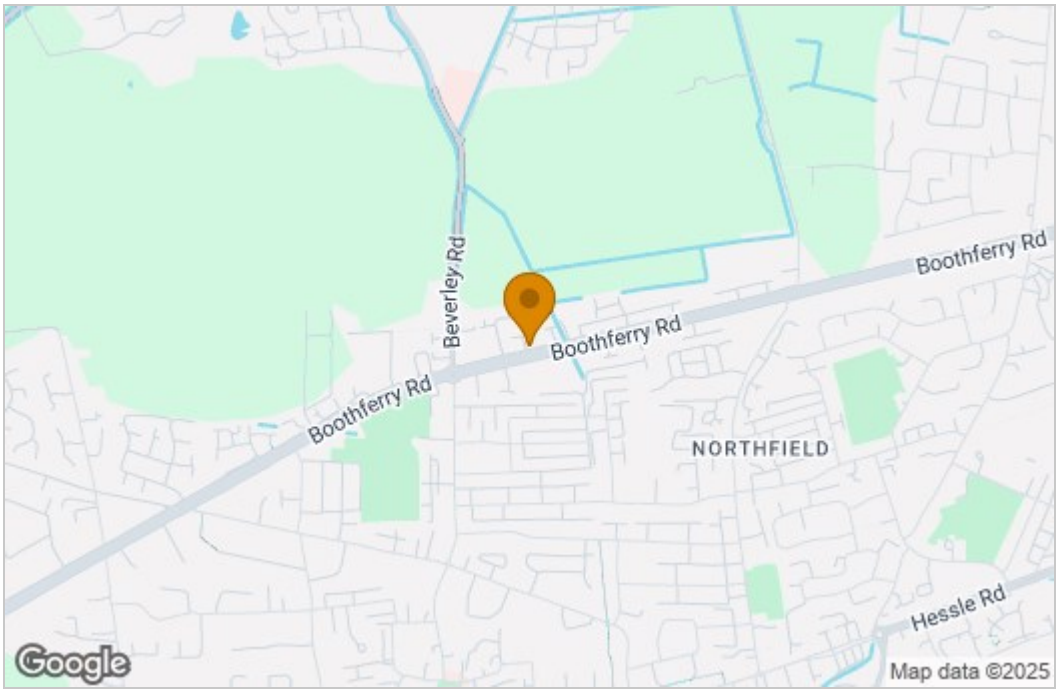
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

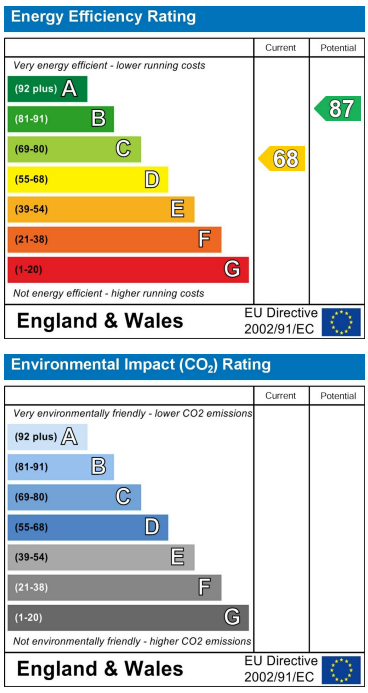


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

38 Wilson Street, Anlaby, East Riding Of Yorkshire, HU10 7AN
Tel: 01482 657657 Email: anlaby@whitakers.co.uk https://www.whitakers.co.uk