Whitakers
Estate Agents









145 Boothferry Road, Hessle, HU13 9BA

£212,500

NO ONWARD CHAIN!

Having been thoughtfully extended and beautifully refurbished throughout, this well presented three-bedroom semi-detached home offers stylish, move-in ready accommodation that's perfectly suited to the growing family. Enjoying generous living space, and a superb rear garden , this is a home that can adapt with your family's needs for years to come.

Located within one of Hessle's most sought-after residential areas, the property is ideally placed for an excellent range of local amenities, leisure facilities, highly regarded schooling and the vibrant Hessle village.

The accommodation briefly comprises an inviting entrance hall, spacious open plan lounge/dining room and a modern fitted kitchen to the ground floor. Upstairs are three well-proportioned bedrooms and a contemporary family bathroom fitted with a three-piece suite.

Outside, the front garden has been designed for low maintenance with block paving and gravel, whilst a dropped kerb provides valuable off-street parking. The impressive rear garden is equally easy to maintain, featuring artificial lawn, porcelain patio, timber decking and gravelled seating areas, creating the perfect space for entertaining or relaxing. A timber summer house and a garage, currently utilised as a gym and storage space, further enhance the property's appeal.

Finished to an good standard both inside and out, the property also benefits from provisions already in place for a future extension, offering buyers the opportunity to create even more living space if required. Early viewing is highly recommended.

The Accommodation Comprises

Ground Floor

Entrance Hall



Upvc double glazed door with side window, Upvc double glazed window to the side window and LVT flooring. Leading to:

Lounge 13'3" x 10'1" maximum (4.06m x 3.08m maximum)

Upvc double glazed bay window to the front elevation, central heating radiator and LVT flooring.

Dining Room 12'5" x 10'1" maximum (3.79m x 3.08m maximum)





Upvc double glazed patio doors leading to the rear external, log burner with brick inset and tiled hearth earth and LVT flooring.

Kitchen 17'3" x 5'10" (5.26m x 1.78m)





Upvc double glazed door leading to the rear external, two Upvc double glazed windows, central heating radiator, LVT flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, integrated oven, hob with hood above and plumbed for an automatic washing machine and an automatic dishwasher.

First Floor

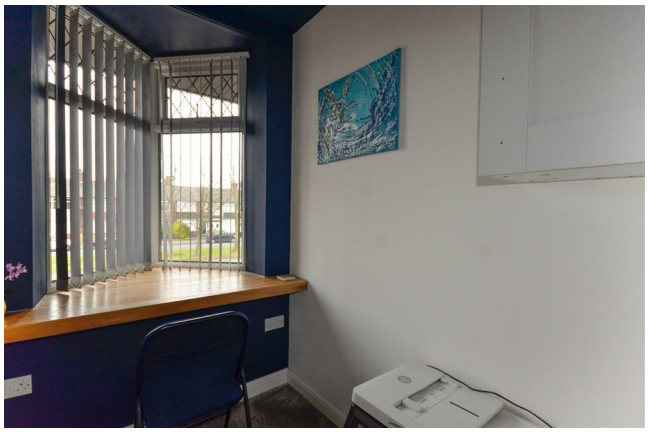
Landing

Upvc double glazed window to the side elevation, built in storage cupboard and leading to:

Bedroom One 14'0" x 10'8" maximum (4.28m x 3.27m maximum)

Upvc double glazed bay window to the front elevation, central heating radiator, fitted wardrobes and access to the loft hatch.

Bedroom Two 8'9" x 5'0" maximum (2.69m x 1.53m maximum)



Upvc double glazed cantilever window to the front elevation and central heating radiator.

Bedroom Three 10'8" x 10'0" (3.27m x 3.07m)



Upvc double glazed window to the rear elevation, central heating radiator and fitted wardrobe.

Bathroom 6'2" x 5'10" (1.88m x 1.80m)



Upvc double glazed window to the rear elevation, central heating radiator, fully tiled and fitted with a three piece suite comprising panelled bath with mixer taps and shower, wash basin with mixer taps and low flush W.C.

External





Externally to the front of the property there is a low maintenance garden which is partly gravelled and partly paved with the curb dropped to provide off-street parking. A path leads to the low maintenance rear garden: laid to lawn by faux grass with porcelain paved, wooden decking and gravelled seating areas and enclosed to the boundary with wooden fencing. There is also access to a wooden summer house and a single brick built garage which has been converted into a storage space / gym by the current occupant.

Tenure
The property is held under Freehold tenureship.

Council Tax Band
Council Tax band - B
Local Authority - East Riding Of Yorkshire

EPC Rating
EPC Rating - E

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.

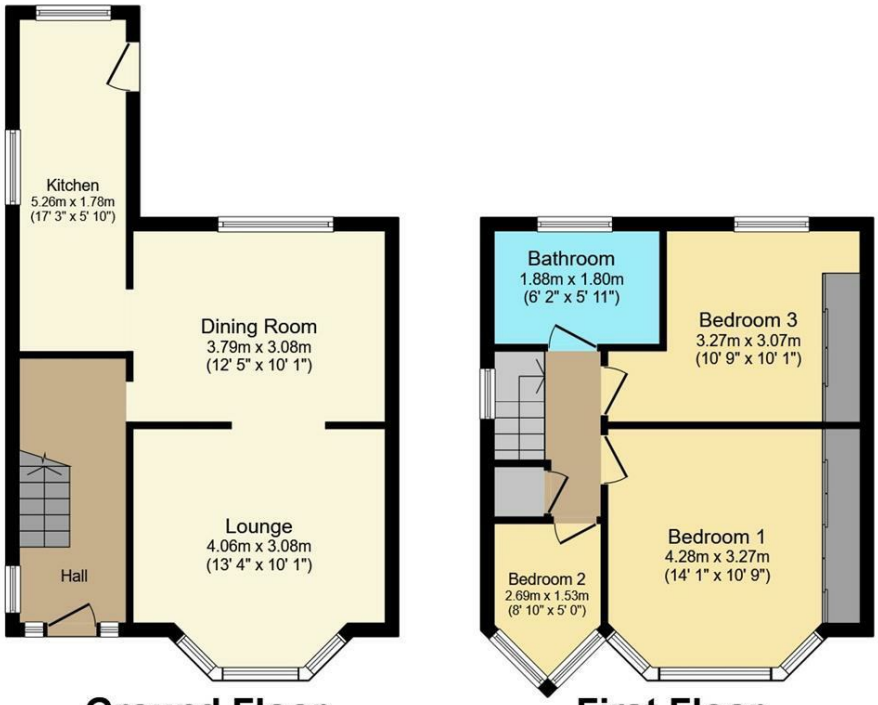
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

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 contact. 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



Ground Floor
Floor area 43.1 sq.m. (464 sq.ft.) approx

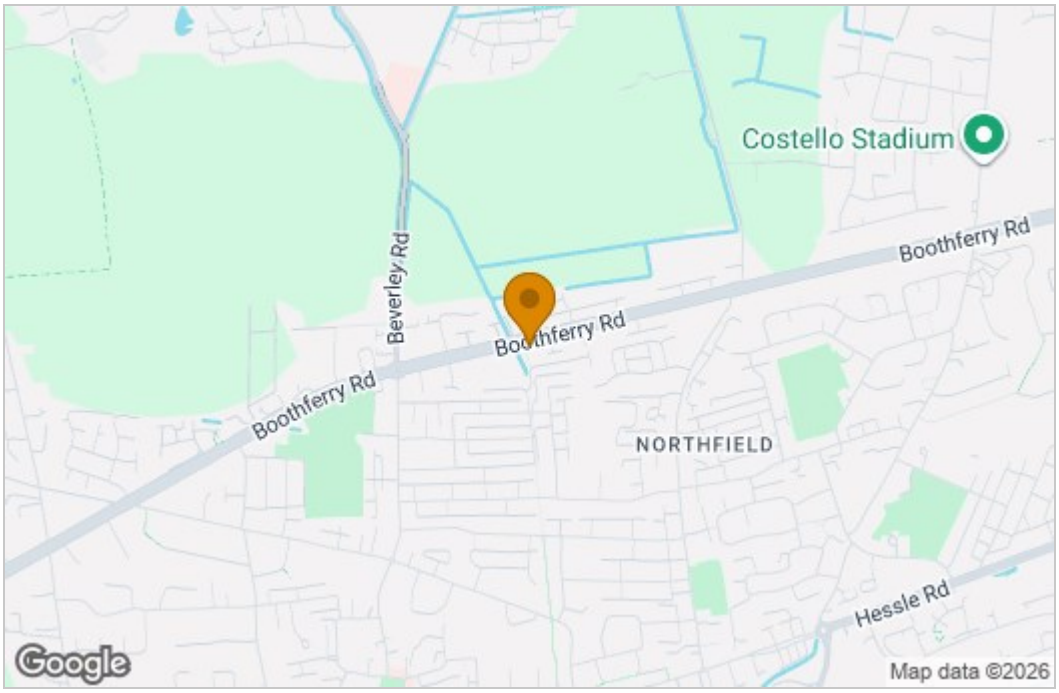
First Floor
Floor area 38.7 sq.m. (416 sq.ft.) approx

Total floor area 81.8 sq.m. (881 sq.ft.) approx

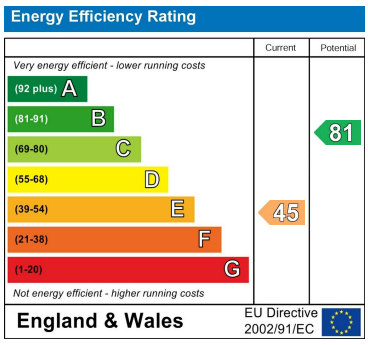
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

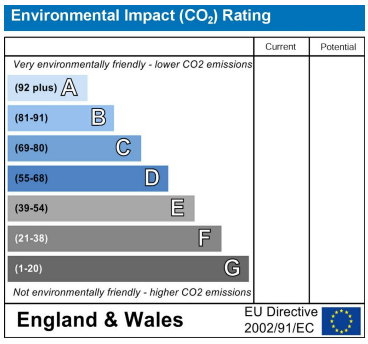
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Area Map



Energy Efficiency Graph





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