



390 Boothferry Road, Hessle, East Yorkshire, HU13 0JL

£369,950

staniford's

Chartered Surveyors, Residential and Commercial Estate Agents

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Offering modern family living and a generous layout, presented for sale is this smartly appointed bay fronted family home enjoying an established position and appealing roadside frontage with gated entrance drive and forecourt parking.

Having been re-modelled and extended over the years to create sizable living accommodation to both ground and first floor levels with spacious reception rooms throughout being well presented offering open plan dayroom and 4 bedrooms with three bathrooms.

The arrangement of accommodation comprises; Reception Hallway leading through to a Cloakroom W.C, double aspect Reception Lounge, a Formal Dining Room used by the current occupiers as a further reception room. The heart of the family home remains an open plan Day Room / Kitchen with garden views. To the first floor level a landing provides access to a Master Bedroom with Dressing Area and En-Suite Bathroom, a Guest Bedroom also benefits from a dedicated En-suite Shower Room, Two further Bedrooms and a House Bathroom.

Externally a gated driveway provides ample parking provision with single garage beyond.

Private and enclosed rear gardens of a generous size and comes suitable for the needs and requirements of applicants looking to secure a property with genuine character appeal having been improved throughout.

In close proximity to the A63 and M62 corridor and within excellent commuting distance for Hull City Centre and surrounding towns and villages.



ENTRANCE HALL

Accessed via a solid oak door with glazed detailing and providing a welcoming entrance to this family home with panel staircase and under stairs storage, oak flooring, decorative picture rails, leads to

CLOAKROOM WC

With uPVC privacy window to rear, low flush WC and wall mounted alarm console.

RECEPTION LOUNGE

11'10" x 18'8" (3.61 x 5.69)

With uPVC double glazed window to the front outlook and fully glazed window and door, a central focal point is provided via a contemporary style gas fire with granite hearth and surround.

DINING ROOM

15'9" x 11'1" (4.81 x 3.40)

With uPVC double glazed walk in bay window with open outlook to frontage, ceiling coving, inset gas fire with granite hearth and ornate surround.

OPEN PLAN LIVING KITCHEN

30'0" x 10'11" (9.15 x 3.34)

Being extended and open plan, serving as the heart of this family home, fitted with a range of solid pear wood Sheraton wall and base units with roll edge work surfaces, four ring stainless steel gas hob with low level oven, extractor canopy over, inset one and a half bowl sink and drainer, plumbing for dishwasher and ample space provided for low level white goods and integrated appliances, tiling to splash back areas, inset spot lights to ceiling and uPVC window to side outlooks, extends into

DAYROOM

With vaulted ceiling. uPVC double glazed windows to two elevations and double doors to the garden area with inset spot lights to providing an abundance of natural daylight give the triple aspect.

FIRST FLOOR LANDING

With uPVC double glazed window. return staircase and access to inner landing area, wall mounted alarm console.

MASTER BEDROOM

18'4" x 11'9" (5.60 x 3.60)

With uPVC double glazed window to the front and rear window outlook boasting double bedroom proportions and fitted wardrobes to one full wall length with dressing area.

EN SUITE

5'6" x 5'6" (1.68 x 1.68)

With panel bath, pedestal wash hand basin, tiling to splash backs and double glazed privacy window.

BEDROOM TWO/GUEST BEDROOM

15'9" x 11'1" (4.81 x 3.39)

With walk in bay window in a uPVC double glazed window. fitted wardrobes to one wall length and of double bedroom proportions.

EN SUITE SHOWER ROOM

5'3" x 5'6" (1.61 x 1.68)

With raised corner shower tray and sliding corner shower door, wall mounted head and console, decorative tiling to splash backs, uPVC double glazed privacy window and pedestal wash hand basin.

BEDROOM THREE

12'4" x 11'0" (3.76 x 3.36)

With elevated views to the rear garden and triple aspect via uPVC double glazed windows, laminate to floor covering and again of double bedroom proportions.

BEDROOM FOUR

8'6" x 7'6" (2.61 x 2.30)

Used by the current vendors as a single bedroom but has potential to be used as a study also with uPVC double glazed window to front outlook.

HOUSE BATHROOM

7'6" x 8'5" (2.29 x 2.58)

Smartly appointed having been refurbished with pedestal wash hand basin, low flush WC, contemporary sanitary ware throughout including inset tiled panel bath with centrally mounted chrome mixer tap, inset spotlights to ceiling, tiling to wall and floor coverings and uPVC privacy window to rear.

EXTERNAL

The property for sale remains well positioned on Boothferry Road with in proximity to the A63/M62 corridor with a range of services and amenities remaining a short distance away. 390 Boothferry Road benefits from gated wrought iron access gates being off sett from Boothferry Road itself with a laid to lawn garden area and low level wall to the front perimeter boundary. Driveway providing ample parking provision for numerous vehicles leading to the property entrance itself and access to single garage with full power and lighting, access door to front and up and over access

to rear also. Side access is also provided leading to a sun terrace extending from the immediate building footprint with block paving and brick wall detailing with laid to lawn grass section with established planting and herbaceous borders and shrubbery. A focal point is provided to the garden via a silver birch tree with coniferous planting leading through to a further garden area offering privacy to all boundary perimeters. External light and tap points.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

VIEWING

Strictly by appointment with sole selling agents, Stanifords.com on Tel: (01482) - 631133 E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk
www.vebra.co.uk www.onthemarket.com

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

MORTGAGE CLAUSE

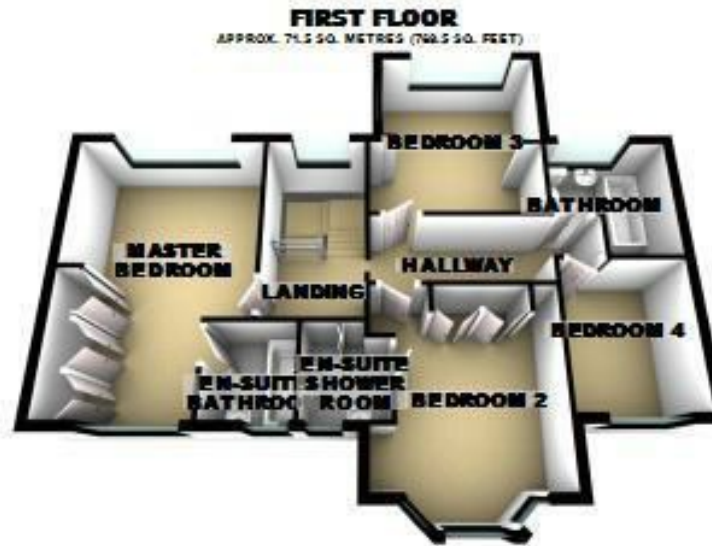
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SURVEYS

WE ARE ABLE TO PROVIDE COMPETITIVE RATES FOR SURVEYS BOTH PRIVATE AND MORTGAGE STYLE, AS WELL AS R.I.C.S. HOMEBUYERS SURVEY AND VALUATIONS. WHY NOT SPEAK TO OUR BEVERLEY OR SWANLAND OFFICES FOR FULL DETAILS.







TOTAL AREA: APPROX. 154.2 SQ. METRES (1659.8 SQ. FEET)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
			59		76
			81		49
England & Wales		EU Directive 2002/91/EC		England & Wales	

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