



131 Boothferry Road, Hessle, HU13 9BA

£199,950



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- FULLY REFURBISHED FAMILY HOME
- DOUBLE PARKING TO FRONTAGE
- POPULAR HESSLE SETTING
- IDEAL FOR FAMILIES
- OPEN PLAN DAYROOM KITCHEN
- ATTENTION TO DETAIL THROUGHOUT
- READY TO MOVE IN LIVING
- LARGE REAR GARDEN
- HIGH SPECIFICATION
- FULLY REWIRED AND REPLUMBED

Enjoying a convenient Hessle position on a South facing plot, is this immaculately presented and fully refurbished family home.

With living space in excess of 900 square feet internally, the property has been extended and modernised to an excellent standard, fully rewired and re-plumbed with certification, being presented to the market with no onward chain.

Offering good levels of roadside appeal with a traditional exterior and well-appointed living space internally comprising; Entrance Hall, Bay-Fronted Reception Lounge, Open Plan Kitchen/Dining/Dayroom. To the first floor a central landing area provides access to three well sized bedrooms and a smartly appointed House Bathroom.

Externally Double parking provision is provided to the frontage and generous South facing garden to the rear.

Given the modern layout and roadside appeal the property comes highly advised for internal inspection.



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GROUND FLOOR

ENTRANCE

A welcoming entrance to this fully renovated and deceptively spacious family property, accessed via composite entrance door with staircase approach to first floor level with balustrade and spindles, and two understairs storage cupboards. Leads to ground floor reception room and main day room / kitchen.

RECEPTION LOUNGE

With uPVC double glazed walk-in bay window, recess to chimney breast and feature tiling, suitably sized to accommodate furniture suite, neutral carpeting, light points.

15'11" x 10'4" (4.87 x 3.17)

DAY ROOM / KITCHEN

DAY ROOM

An informal reception space suitably sized to accommodate dining table and sofa suite if required. Being open plan to the main body of the kitchen, with recessed chimney breast, mid-level TV point, uPVC double glazed window to the rear garden outlook.

13'3" x 9'10" (4.05 x 3.01)

KITCHEN

With uPVC access door and window to the rear garden paved patio terrace, fitted with a range of contemporary style wall and base units with complementary work surfaces and upstands, inset sink and drainer with feature mixer tap, low level oven, hob with extractor canopy over, space for washing machine and further white goods, inset spotlights to ceiling and soft cushioned flooring throughout.

17'8" x 7'0" (5.39 x 2.14)

FIRST FLOOR

LANDING

Gives access to three well appointed and sizeable bedrooms, loft access point.

BEDROOM ONE

Deceptively spacious, with walk-in uPVC double glazed bay window to the frontage, mid-level TV point, pendant light point.

10'7" x 16'0" (3.23 x 4.88)

BEDROOM TWO

A well proportioned and excellently sized second bedroom, with uPVC double glazed window to the rear outlook, wall mounted Ideal combination boiler (new, with 10 year warranty).

13'8" x 10'3" (4.19 x 3.14)

BEDROOM THREE

Has potential to be used as a third bedroom/study or nursery, with uPVC double glazed window to frontage.

9'10" x 5'10" (3.00 x 1.78)



HOUSE BATHROOM

With uPVC privacy window to rear, immaculately appointed with contemporary white sanitaryware incorporating three piece suite comprising of panel bath with showerhead, Aqualisa shower control panel and shower screen, Bristan taps, pedestal wash hand basin, low flush w.c, large format tiling, soft cushioned flooring, inset spotlights to ceiling.

OUTSIDE

The subject dwelling offers dedicated parking provision with space for two vehicles to the hard landscaped property frontage.

The property is located within a convenient Boothferry Road setting, providing excellent access to the A63/M62 corridor, Hessle village and access to Hull city centre also.

To the rear, an Indian stone patio extends from the immediate building footprint, with brick sett detail and pathway extending to the rear of the property, with laid to lawn grass (to be laid at a future date), replacement close boarded fencing and gate to rear.

AGENTS NOTE

The property has been fully refurbished, rewired and replumbed (with certification) to a high standard and specification with attention to detail evident throughout.

Viewing is advised, via the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS

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

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'B'.

TENURE

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

VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

WEBSITES

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

PROPERTY PARTICULARS-DISCLAIMER PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES

The agent confirms that vendors and prospective purchasers may 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. For full details please contact the selling agent.



Floor Plans

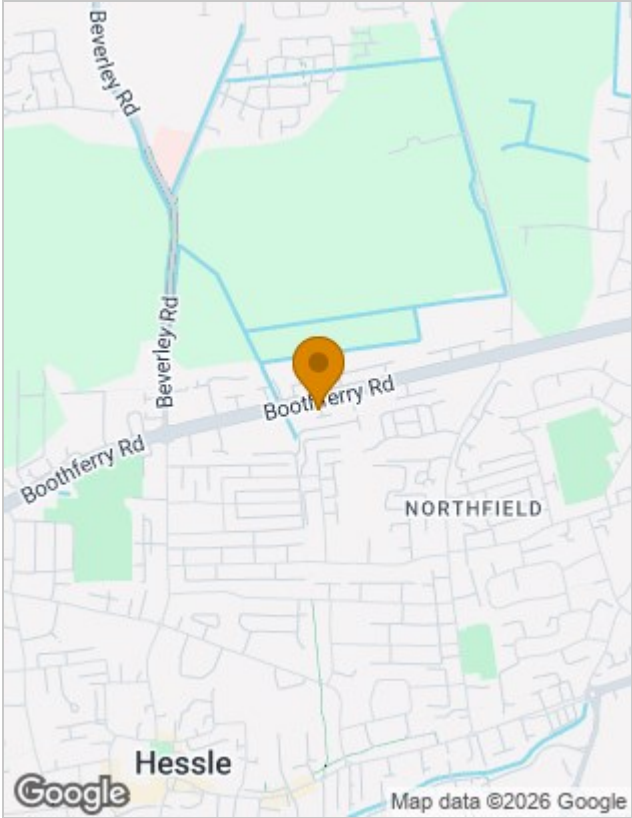


Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

