Quick & Clarke
PROPERTY SPECIALISTS

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# 72 Boothferry Road, Hessle HU13 9AY

**Offers Over £115,000**

Beverley | Cottingham | Hornsea | Willerby

- Traditional end town house
- No onward chain
- In need of full modernisation
- So much scope
- Two reception areas
- Three bedrooms
- First floor bathroom
- Garden
- Viewing a must to appreciate what can be done!
- EPC: Awaited Council Tax: B

This traditional bay fronted end town house is presented to the market with no forward chain. In need of full modernisation yet offering so much scope and potential.

With accommodation in excess of 700 square feet the accommodation has entrance porch, hallway, two reception areas, kitchen and to the first floor there are three bedrooms all with cupboards and a house bathroom.

Garden to the rear.

Imagine what you can develop within this property to which an early viewing is a must!

## LOCATION

Boothferry Road is the main road connecting from the Humber Bridge roundabout down into the centre of Hull. Lying within a short drive from the centre of Hessle which has a good range of local amenities with shops and facilities and with regular bus services connecting to further afield. Ideally located for accessibility via the A63/M62 with further trunk routes located over the Humber Bridge.

## THE ACCOMMODATION COMPRISES

## GROUND FLOOR

## ENTRANCE HALLWAY

uPVC double glazed double doors lead into a small entrance porch with door leading into entrance hallway having staircase leading to the first floor accommodation and access to understairs storage cupboard which houses the utility meters.

## LOUNGE

13'10" into bay x 10'8" (4.22m into bay x 3.25m)
uPVC double glazed walk-in bay window to the front elevation. Modern electric fire surround and an opening leads into the dining room.

## DINING ROOM

9'11" x 9'11" (3.02m x 3.02m)
Having uPVC double glazed window to the rear elevation. A door leads into the kitchen.

## KITCHEN

10'1" x 6'1" (3.07m x 1.85m)
uPVC double glazed window to the side elevation. Base units, one housing the sink and space and provision for cooking. A door leads into a small lean-to with door to garden.

## FIRST FLOOR

## LANDING

## BEDROOM 1

14'1" into bay x 8'7" to wardrobes (4.29m into bay x 2.62m to wardrobes)
uPVC double glazed walk-in bay window to the front elevation and full wall of fitted wardrobes and overhead units.

## BEDROOM 2

10'3" x 8'6" to wardrobes (3.12m x 2.59m to wardrobes)
uPVC double glazed window to the rear elevation. Fitted wardrobes with central drawers and overhead units, one of which houses the gas central heating boiler.

## BEDROOM 3

7'2" max x 5'4" max (2.18m max x 1.63m max)
uPVC double glazed window to the front elevation.

## BATHROOM

5'10" x 5'4" (1.78m x 1.63m)
uPVC double glazed window to the rear elevation. Three piece suite in white has panelled bath, pedestal wash hand basin and low level w.c. Tiled splashbacks to wet area.

## OUTSIDE

To the front of the property is a cottage style garden which extends to the side with bushes and lawned and paved areas. Gated entry leads into the rear garden.

The rear garden is of good proportions and is predominantly laid to lawn. There is an asbestos store and at the head of the garden is a single asbestos garage which is accessed via the tenfoot. We were unable to gain access into the garage so therefore presume that this will need to be professionally removed.

## SERVICES

All mains services are available or connected to the property.

## CENTRAL HEATING

The property benefits from a gas fired central heating system. This has not been tested as the property is empty.

## DOUBLE GLAZING

The property benefits from uPVC double glazing.

## TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

## AGENTS NOTE

This property is not registered therefore on completion the Solicitor will provide Title Possessory. After a period of 12 years without contestation and no break in ownership Title Absolute can be applied for and granted. Further details will be provided from your chosen Solicitor.

There is a noted crack in Bedroom 3 to the left hand side of the window and this has not been investigated and is visual to the eye.

## VIEWING

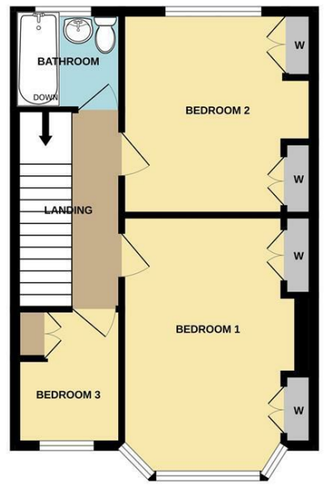
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

## FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

GROUND FLOOR

1ST FLOOR




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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VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.