

3 Bedroom Bungalow

Boothferry Rd, Hessle, HULL, HU13 9BB

Offers Over

£275,000



- A WELL PRESENTED 3 BEDROOM BUNGALOW • BEDROOM 1 WITH EN-SUITE • GENEROUSLY PROPORTIONED CONSERVATORY • MULTI-VEHICLE OFF ROAD PARKING TO FRONT • MUST BE VIEWED !!





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A little gem tucked away within a superb secluded position set well back from the road with high level privacy hedge screening and drive gates. The property enjoys a particular and generously proportioned position with great scope for extending or building (subject to satisfactory planning position).

The smart and stylish accommodation briefly comprises: An entrance hall which leads through to a pleasant lounge. Extending through from the lounge is a modern fitted kitchen with integrated appliances and coordinating fixtures and fittings. Directly leading off from the entrance hall are 3 good size bedrooms. The main bedroom has the benefit of en-suite facilities, to include a separate shower enclosure. The family bathroom has a modern white suite with contrasting tiled surround and chrome fittings to the sanitary ware. A superb addition to the property is a full width generously proportioned conservatory. The conservatory is heated thus creating an all year round living space with delightful views and access to the rear garden. The gardens are enclosed and mainly laid to lawn to the rear. Ever green hedge screening provides a good deal of privacy to this area. to the front of the property the garden has been laid with fine stone gravelling for ease of maintenance and further to create a spacious multi vehicle off road parking space or hard standing area.

Additionally the property further benefits from a detached garage and a spacious gardeners shed/store to the rear, all with power and light.

There is a gas central heating system and double glazing throughout.

Location

This well presented property enjoys a particularly private position at the head of a drive, directly accessed from Boothferry Road.

The property is perfectly placed for all amenities to include local shopping centres and the well visited shopping centre within Hessle Square. There are reputable schools and colleges nearby and convenient road connections create easy access in and out of the city.

There are many well visited family restaurants and cafe bars to choose from for those wishing to spend quality leisure time or nights out with family and friends. There are good road and rail connections nearby.

A super place to call home and a great place to live !

Property Description

Ground Floor

Entrance - Double glazed front entrance door with matching overhead screen window leads through to the entrance hall.

Entrance Hall - Dado rail.

Coving.

Radiator.

Recess down lighting

Oak grained effect laminate flooring.

Inner Hall - Extending through from the entrance Hall..

Wall lights.

Dado rail.

Coving.

Lounge - 14' 0" x 13' 5" (4.27m x 4.11m) Extremes to extremes.

Dual aspect double glazed windows looking out over the front garden areas. A fireplace with coal effect electric fire inset.

Dado rail.

Coving.

Radiators.

Extending through from an arched Inner hall is a further double glazed window with aspect over the front garden areas and through to the kitchen..

Kitchen - 12' 3" x 8' 4" (3.75m x 2.56m) Extremes to extremes.

Double glazed window with aspect over the front garden area. Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.



High gloss coordinating roll edge laminate work surface housing a hob, built in double oven beneath and stainless steel extractor fan over. There is a built in wine rack and a further work surface housing a 1&1/2 bowl single drainer sink unit with mixer tap over and a low level glazed display cabinet. Plumbing for automatic washing machine. Space for larder fridge/freezer. Upright towel rail/radiator. Cupboard housing the gas central heating boiler. Recess down lighting. White ash effect grained laminate flooring. Double glazed rear entrance door.



Bedroom One & En-suite - 14' 4" x 11' 8" (4.39m x 3.57m)

Extremes to extremes. Master bedroom and en-suite. Double glazed French doors providing views and access to the rear garden area. Recess down lighting. Coving. Radiators. En-suite - comprises of a separate shower enclosure with bi-fold door, wall mounted wash hand basin and low flush W.C. all with a contrasting tiled splash back surround. Double glazed opaque window. Extractor fan. Coordinating ceramic tiled flooring.



Bedroom Two - 12' 7" x 8' 11" (3.84m x 2.74m) Extremes to extremes.

Double glazed windows with aspect over the front garden area. Coving. Radiator.



Bedroom Three - 10' 11" x 9' 11" (3.35m x 3.04m)

Extremes to extremes. Double glazed window with aspect over the rear garden area. Built in mirrored storage space with shelves and a further cupboard adjacent with hanging space. Feature paneling to the walls. Coving. Radiator.



Bathroom - White 3-piece suite comprising of a panel bath with shower attachment, built in vanity wash hand basin with storage space beneath and low flush W.C. Contrasting tiled splash back surround. Double glazed opaque window.

Chrome fittings to the sanitary ware.
Upright towel rail/radiator.
Ceramic tiled flooring.

Conservatory - 22' 11" x 12' 0" (7.01m x 3.66m) Extremes to extremes.

Double glazed windows and double glazed doors providing views and access to the rear raised decking/patio and gardens beyond.

Wall mounted stone pebble effect electric fire.

Wall light points.

Radiator.

Oak grained effect laminate flooring.

Exterior

Rear Garden - Outside to the rear is a raised decking patio/seating area with a spindle rail enclosure. The garden is mainly laid to lawn and is all enclosed with an evergreen hedge screening to the perimeter and boundary. The garden extends to the side elevation and is also mainly laid to lawn. This is a low maintenance garden area.

Front Garden - The front garden area has been laid with fine stone gravelling for ease of maintenance with well stocked borders and beds housing ornamental firs, plants, flowers and shrubs.

There is external lighting and double wrought iron drive gates providing access to a multi vehicle off road parking space or hard standing area.

The front garden area also extends to a detached garage with up-and-over door with power and light and a service door from the garden. There is also within this space, a timber gardeners shed/storage area also with power and light.

Council tax band: C

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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