

## 3 Bedroom Semi Detached House

Boothferry Road, Hull, HU4 6EW

£174,950



- GOOD SIZED 3 BEDROOM PROPERTY • PLUS BOARDED LOFT SPACE • INTEGRATED APPLIANCES • SPACIOUS DOUBLE GARAGE • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • NO CHAIN INVOLVED





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This is a superb opportunity to acquire a super smart generously proportioned end of terrace house with lots of space and many other additional features throughout.

The property is presented to a high standard throughout with good sized accommodation-ideal for the growing family!

Internal viewing is not only highly recommended but is essential in order to appreciate the size and standard of the accommodation offer.

The accommodation is arranged to 3 floors and briefly comprises of an entrance hall, very spacious dual aspect through lounge with a dining area, generously proportioned dining kitchen with a full range of attractive matching units and coordinating fixtures and fittings to include integrated appliances. - This is a well planned domestic preparation area with space for informal dining.

To the first floor there are 3 generously proportioned bedrooms, one with the benefit of fitted wardrobes, this creates ample hanging and storage space. Conveniently situated just off the main landing is a wet room with a 3-piece suite.

A fixed staircase from the landing leads to a very spacious versatile loft space ideal for hobbies space, computer study area or home office.

Outside to the rear is a raised patio/seating area. The garden is mainly laid to lawn with mature flower and shrub borders and beds. The garden is all enclosed with a high-level evergreen hedge to the perimeter.

A superb additional feature to the property is a very spacious double garage to the rear.

As one would expect from a property of this calibre, there is a gas central heating system and double glazing.

This lovely property is offered with vacant possession on completion and with no chain involved.

One not to be missed!



## Location

The area is highly popular and well known for it's wealth of amenities nearby, there are good local shopping centres within walking distance however, for more extensive shopping experience there are busy and well visited retail parks and shopping centres which are all just a short commute from the property. Regular public transport connections provide easy access to Hull city centre and the surrounding areas. The area also has good choice of reputable schools, colleges and academies to choose from. Other amenities include a health centre, fitness centre children's play park and the well visited Pickering Park. Boothferry Road also links to the A63 creating access to the city centre and the outbound connections connecting with the M62. For those wishing to spend quality leisure time with friends and family there are popular well visited public houses, family restaurants, and cafe bars nearby.

All in all a great place to live!

## Property Description

### Ground Floor

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

**Entrance Hall** - Spindle staircase off to the first floor. Mid-level dado rail. Under stairs meter cupboard. Radiator.

**Lounge** - 28' 9" x 11' 8" (8.78m x 3.56m) Extremes to extremes. Dual aspect bay windowed lounge/dining area. Double glazed bay window with aspect over the front garden area and double glazed patio doors providing views and access to the rear patio and gardens beyond. Modern fireplace with matching back and hearth housing a coal effect electric fire. A further chimney breast with open niche recess. To the lounge there are radiators and coving.

**Breakfast Kitchen** - 23' 5" x 7' 0" (7.16m x 2.15m) Extremes to extremes. Dual aspect double glazed windows looking out over the rear garden area. Range of matching base, drawer and wall mounted units with brushed steel handle detail. Coordinating roll-edged laminate work surface housing



a hob, built-in oven beneath and a stainless steel funnel hood extractor fan over.  
 Single drainer sink unit with a swan neck mixer tap over and a contrasting splash back surround.  
 Plumbing for automatic washing machine.  
 Space for upright fridge/freezer.  
 Space for a good size breakfast table.  
 Under stairs storage cupboard.  
 Radiator.  
 Glazed partition screen window.  
 Laminate flooring.  
 Double glazed rear entrance door.  
 Staircase off to the first floor.



## First Floor

**Landing** - Spindle rail enclosure.  
 Staircase off to the boarded loft space.

**Bedroom One** - 14' 11" x 10' 0" (4.57m x 3.06m) Extremes to extremes.  
 Double glazed bay window with aspect over front garden area.  
 Radiator.



**Bedroom Two** - 11' 3" x 8' 4" (3.45m x 2.56m) Extremes to extremes from the front of the fitted wardrobes.  
 Double glazed window with aspect over the rear garden area.  
 Range of full width wardrobes with matching overhead storage units.  
 Radiator.



**Bedroom Three** - 9' 6" x 7' 1" (2.91m x 2.17m) Extremes to extremes.  
 Double glazed window with aspect over the front garden area.  
 Coving.  
 Radiator.

**Wet Room** - Open plan shower space, wall mounted wash hand basin and low flush W.C.  
 Chrome fittings to the sanitary ware.  
 Partial tiling to the walls.  
 Double glazed opaque window.  
 Radiator.

## Second Floor

**Boarded Loft Space** - 13' 8" x 10' 7" (4.2m x 3.23m)  
 Extremes to extremes.  
 Fitted Velux skylight window.  
 Storage space to the eaves.



Power.  
Light.  
Radiator.

## Exterior

**Rear Garden** - Outside to the rear is as a raised paved patio/seating area with a brick block divide path which leads down to the main garden area.

The garden is laid to lawn with fine stone gravelling to the borders for ease of maintenance and well-stocked borders and beds housing trees, plants, flowers and shrubs.

Evergreen hedge screen to the perimeter.

The garden is all enclosed with a high-level timber boundary fence and access gate.

Leading through to the side elevation which extends to the front garden area.

Across the 10 foot is a double garage with an up & over door.

External water supply.

External lighting.

**Front Garden** - Front garden area is also laid with fine stone graveling for ease of maintenance.

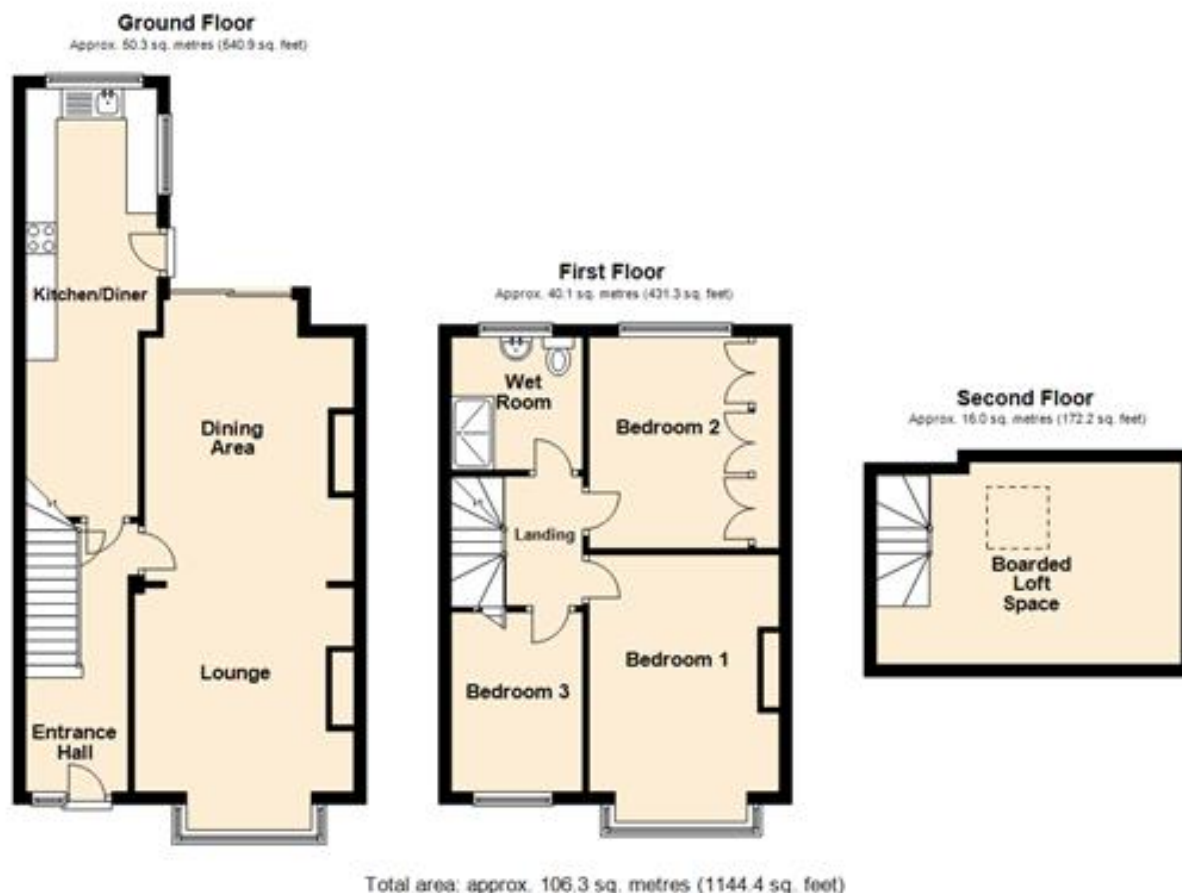
Enclosed with a brick and block perimeter and boundary wall and wrought iron access gate.

**Council tax band: B**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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