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HUDSON
PROPERTY



221a Boothferry Road, Hessle

Guide price £210,000

- Detached Bungalow
- 0.23 Acre Plot
- Internal Refurb Needed
- Three Bedrooms
- Two Bath/Shower Rooms
- Huge Conservatory
- Large Private S/F Garden
- Gated Drive & Garage

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INTRODUCTION

This modern detached bungalow, which needs complete internal refurbishment, is set within a large private plot of almost a quarter of an acre close to Darley's roundabout, so it is within easy reach of Hessle, Anlaby, Hull, Beverley, the Humber Bridge, and the A63/M62 corridor. The accommodation comprises an entrance hall, hallway, lounge with hallway to kitchen, vast conservatory, master bedroom with en-suite shower room, two further bedrooms, and a bathroom. The bungalow is fitted with gas central heating and uPVC double glazing. To the front of the property is a private gated drive and detached garage, and the main garden is large, private, and south-facing. This wonderful unique property is in a great location and has huge potential, so call Hudsons now to book your viewing!



GROUND FLOOR

Entrance Hall

2.85m x 1.35m (9'4" x 4'5")

Glass-panelled front door with window over, wood-effect laminate floor, dado rail, radiator, cornices, down-lighting.

Hallway

5.28m max x 2.42m max (17'4" max x 7'11" max)

Wood-effect laminate floor, dado rail, cornices, access hatch to loft space.

Lounge

4.29m x 4.10m max (14'1" x 13'5" max)

Wood-effect laminate floor, radiator, dado rail, cornices, ceiling rose, two windows to front elevation, one window to left side elevation.

Hall

3.19m x 1.08m (10'6" x 3'7")

Wood-effect laminate floor, dado rail, cornices, window to left side elevation.

Kitchen



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3.73m x 2.52m (12'3" x 8'3")

Wood-effect linoleum floor, radiator, down-lighting, range of fitted units, cupboards and work tops, window to front elevation, glass-panelled door to left side elevation, modern boiler (Ideal Vogue C26).

Conservatory

6.96m x 3.71m (22'10" x 12'2")

Wood-effect laminate floor, radiator, windows to front elevation, windows and French doors to right side elevation, windows and single door to rear elevation.

Master Bedroom

4.22m max x 3.52m max (13'10" max x 11'7" max)

Wood-effect laminate floor, radiator, cornices, down-lighting, French doors opening out into the small rear garden area.

En-Suite Shower Room

2.09m x 0.87m (6'10" x 2'10")

Fully tiled floor and walls, corner low-flush WC, small wall-mounted wash basin, integral shower cubicle with mains-fed shower, wall-mounted extractor, small window to rear elevation.

Bedroom 2

3.33m max x 3.01m max (10'11" max x 9'11" max)

Wood-effect laminate floor, radiator, partly wood-panelled walls with dado rail, cornices, fitted cupboards with shelving, integral wardrobe, window to rear elevation.

Bedroom 3

3.83m x 2.78m (12'7" x 9'1")

Wood-effect laminate floor, radiator, cornices, two windows to front elevation.

Bathroom

1.92m x 1.68m (6'4" x 5'6")

Wood-effect linoleum floor, ladder-style radiator, integrated low-flush WC, integrated wash basin, fitted bath, fully tiled walls, cornices, window to rear elevation.

OUTSIDE

Front & Rear

Front: double gates leading to a private gravelled drive with a detached garage.

Left hand side: timber gate providing pedestrian access to the left hand side and rear of the property which is laid mainly to lawn as well as having a large timber store behind the garage, and a further timber gate leading to the main garden area.

Right hand side: pedestrian gate providing access to the main garden area, which is laid mainly to lawn with a large timber decking area outside the conservatory.

OTHER INFORMATION

Stamp Duty

Many property purchases are subject to Stamp Duty Land Tax, and there have been significant changes in recent years to the rules governing stamp duty and the amounts levied. HM Revenue & Customs have an online calculator to assist you in working out what stamp duty you may have to pay in relation to your purchase (<https://www.gov.uk/stamp-duty-land-tax>) but please always check with your solicitor.

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GROUND FLOOR



OTHER INFORMATION

Council tax: C

Services: Mains drainage, water, electricity and gas are all connected to the property.

Tenure: Freehold

Fixtures & Fittings: Everything in the property is included in the sale.

Viewing: strictly by appointment only - call Hudson Property on 01482 420800.

NOTE ABOUT PHOTOGRAPHS

A wide angle lense has been used in order to show as much of the rooms as possible, but this can sometimes distort the size of the rooms, so please do refer to the measurements and floor plans available.

Energy Performance Certificate



221a, Boothferry Road, HESSLE, HU13 9BB

Dwelling type: Detached bungalow Reference number: 2168-9057-6273-7153-3900
 Date of assessment: 26 July 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 27 July 2017 Total floor area: 85 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

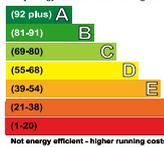
Estimated energy costs of dwelling for 3 years:	£ 2,610
Over 3 years you could save	£ 714

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 312 over 3 years	£ 171 over 3 years	
Heating	£ 1,998 over 3 years	£ 1,518 over 3 years	
Hot Water	£ 300 over 3 years	£ 207 over 3 years	
Totals	£ 2,610	£ 1,896	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 264	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 162	
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 72	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

These particulars are set out as a general outline only for the guidance of intending buyers and do not constitute any part of an offer or contract. Hudson Property has not carried out a detailed survey, nor tested any services, appliances or fittings and therefore cannot confirm that they are fit for purpose or in working order. All measurements are approximate and any floor plans are provided in good faith to give a general impression only. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending buyer should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Hudson Property has any authority to make or give any representation or warranty whatsoever in relation to this property. During the conveyancing process (the legal work involved in the sale) circumstances do change and moveable items described in these sales particulars (or on show in the photographs) may no longer be included. Hudson Property recommends a final inspection prior to exchange of contracts. Buyers are advised to take their own measurements if intending to replace floor coverings.