



## 143 Boothferry Road

Hull, HU4 6EX

**Offers Over £160,000**

### THE PROPERTY

This detached bay fronted house is presented to the market with no chain! In need of modernisation this property offers immense potential to transform to a great family home! The accommodation enjoys entrance hallway, two reception rooms, breakfast kitchen with WC off. To the first floor the landing leads to THREE bedrooms and a bathroom. The rear garden provides great outdoor space with ample private parking to the side. Viewing is recommended!

- Detached family house
- No Chain!
- In need of modernisation
- Two reception rooms
- Breakfast kitchen
- Downstairs WC
- Three bedrooms
- House bathroom
- Private driveway & garden
- EPC: D

### Viewing

Please contact our Q & C Willerby Office on 01482 651155 if you wish to arrange a viewing appointment for this property or require further information.

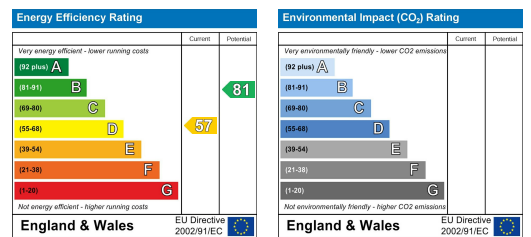
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.