



Greenfield Avenue, Hessle, HU13 0FS

Offers Over £285,000



Platinum Collection

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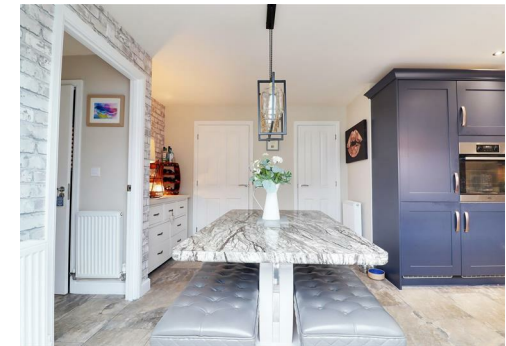
Located in a lovely location/position opposite the play park, on the fringes of this modern development is this beautifully appointed three double bedroom detached house. The accommodation is well presented throughout and briefly comprises of an entrance hall, lounge, utility room, cloaks/W.C. contemporary dining/living kitchen with appliances and double doors opening out to a conservatory, Upon the first floor are three double bedrooms, the main bedroom with a dressing area with built in wardrobes and an ensuite shower room. also there is an additional family bathroom with four piece suite. Outside to the front of the property is a small garden area with double driveway and garage and to the rear is a lawn garden with patio area and summerhouse. The property is a credit to it's current owners and must be viewed early to avoid any disappointment



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Key Features

- Credit To It's Current Owners
- Early Viewing Is A Must
- Three Double Bedroom Detached House
- Lounge, Dining/Living Kitchen & Utility Room
- Cloakroom/w.c, Landing, Dressing Area
- En Suite Shower Room & Family Bathroom
- Gardens, Driveway and Garage
- EPC = B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

HESSLE

The Town of Hessle is well served for local amenities with first class shopping facilities available within the Town Centre, public transportation & local primary and secondary schools. Good road and rail connections are available with a local train station off Southfield, and the A63 dual carriageway running nearby to the South of the town, allowing convenient access to Hull City Centre and the national motorway network.

ENTRANCE HALL

LOUNGE

15'5 x 10'6 (4.70m x 3.20m)
with two double glazed windows to the front and side elevation and radiator.

LIVING/DINING KITCHEN

10'11 x 17'7 (3.33m x 5.36m)
The kitchen is fitted with a contemporary range of base and wall units with contrasting quartz work surfaces, sink and drainer with mixer tap, double oven, induction hob with extractor above, built in fridge/freezer and dishwasher. under unit lighting, tiled floor, splash back tiling, storage cupboard, two radiator and double glazed window to the rear elevation and double glazed french doors to the conservatory.

CONSERVATORY

8'7 x 9'5 (2.62m x 2.87m)
With tiled floor with under floor heating and double glazed French door to the rear garden.

UTILITY ROOM

With fitted units, plumbing for a washing machine and space for tumble dryer. External access door to side.

CLOAKROOM/W.C.

With low flush W.C. and wash hand basin. tiled floor, fully tiled to walls and double glazed window to the side elevation.

LANDING

with large storage cupboard, radiator and access to roof void.

BEDROOM 1

11'7 x 9'10 (3.53m x 3.00m)
with double glazed window to the front elevation, radiator and arch to:-

DRESSING AREA

with a range of built in wardrobes with lights.

ENSUITE SHOWER ROOM

With a three piece suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail, fully tiled to walls and double glazed window to the side elevation.

BEDROOM 2

12'8 x 9' (3.86m x 2.74m)
with double glazed window to the front elevation, radiator and built in wardrobes.

BEDROOM 3

9'10 x 9'10 (3.00m x 3.00m)
with double glazed window to the rear elevation, radiator and built in wardrobes.

FAMILY BATHROOM

With a four piece white suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Heated towel rail, radiator, fully tiled to walls and double glazed window to the rear elevation.

EXTERNAL

Outside to the front of the property is a small garden area with double driveway and garage and to the rear is a lawn garden with patio area, flower and shrub borders and summerhouse.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D . (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

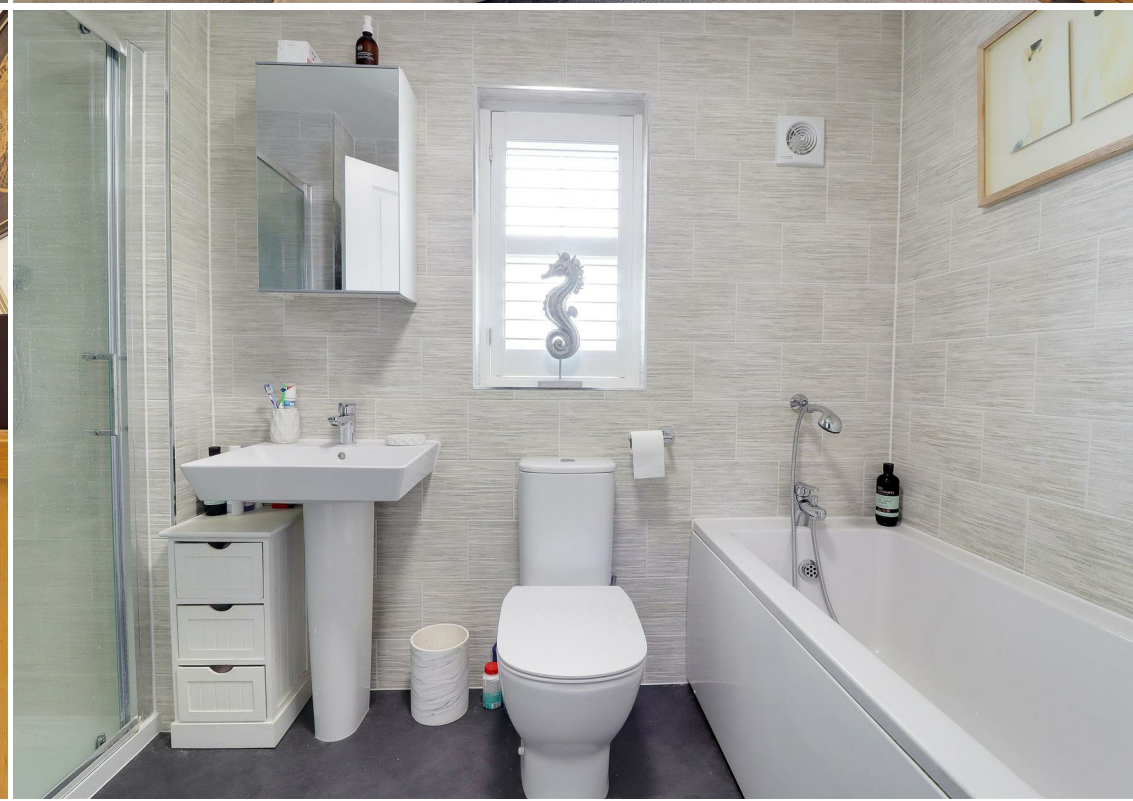
FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your



circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) 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 and any intending purchaser or tenant 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 (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip

Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100

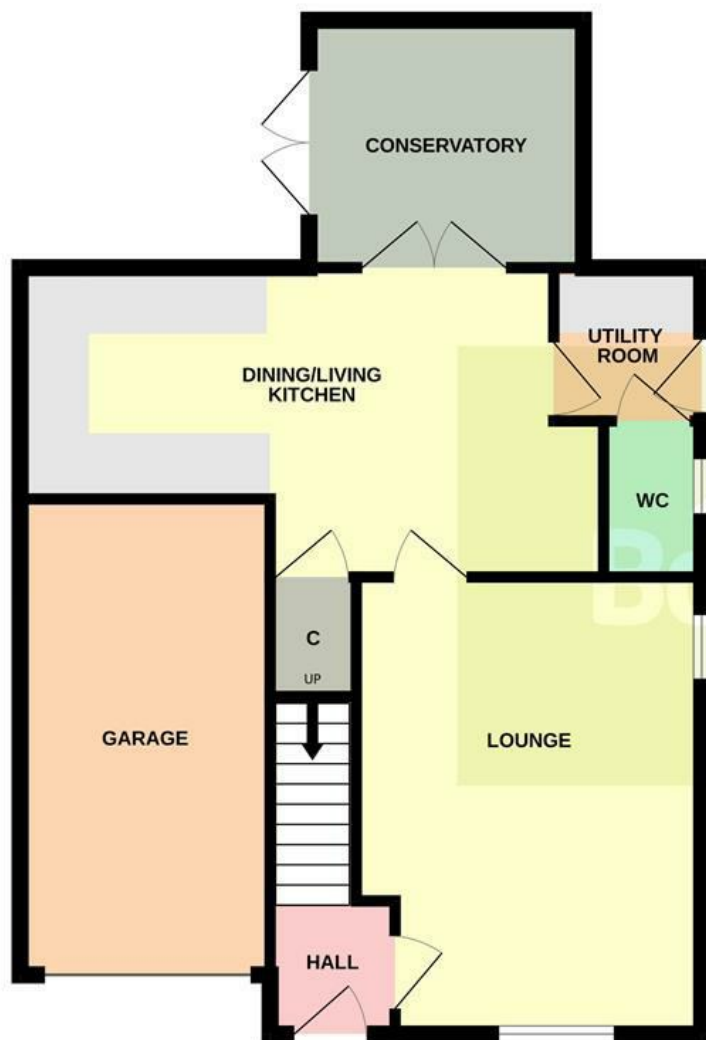
TENURE.

We understand that the property is Freehold.





GROUND FLOOR



1ST FLOOR





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