



**Greenfield Avenue, Hessle, HU13 0FS**

Asking Price £365,000





---

Platinum Collection

## **Greenfield Avenue, Hesse, HU13 0FS**

---

A fabulous and spacious 4 bedroomed detached family house which must be viewed internally to appreciate the wealth of accommodation on offer. Situated in a popular residential location off Jenny Brough Lane, Hesse with an open aspect to the front The property briefly comprising of: Entrance Hall, study, cloakroom/WC, lounge, open plan dining kitchen which is the perfect entertainment space, and utility room. To the first floor are 4 bedrooms the main benefits from an En-Suite and fitted wardrobes, and a spacious family bathroom. Outside: Gardens front and rear and private side driveway and detached garage. Early viewing is a must of this delightful property to avoid any disappointment





# Greenfield Avenue, Hessle, HU13 0FS

## Key Features

- Superb and Spacious Detached Family House
- 2 Reception Rooms & Downstairs WC
- Large Open Plan Kitchen Diner & Utility Room
- Four bedrooms, Master with En-suite & Fitted Wardrobes
- Detached Garage & Side Driveway
- Popular Location
- EPC -B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

with double glazed entrance door, laminate flooring, storage cupboard, radiator and stairs to first floor.

### CLOAKROOM/W.C.

with two piece white suite, vinyl flooring, radiator.

### LOUNGE

with double glazed windows to the side and rear elevations, laminate flooring, two radiators and double glazed french doors to the rear garden.

### DINING/LIVING KITCHEN

kitchen is fitted with a contemporary range of base and wall units with contrasting work surfaces, stainless steel sink unit, double oven, gas hob with extractor above, built in fridge/freezer and dishwasher. inset lights, vinyl flooring, splash back tiling, radiator and double glazed window to the rear elevation and further double glazed angle bay window to the front elevation

### STUDY

with double glazed window to the front elevation, laminate flooring and radiator.

### UTILITY ROOM

With fitted units, sink unit, plumbing for a washing

machine and space for tumble dryer, double glazed door.

### LANDING

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

### BEDROOM 1

with two double glazed windows to the side elevation, radiator and storage cupboard

### DRESSING AREA

With a range of built in wardrobes

### ENSUITE SHOWER ROOM

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

### BEDROOM 2

with two double glazed windows to the front elevation and radiator.

### BEDROOM 3

with double glazed window to the rear elevation and radiator.

### BEDROOM 4

with two double glazed windows to the front and side elevation, radiator and storage cupboard.

### FAMILY BATHROOM

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

### GARDENS FRONT AND REAR

Outside to the front of the property is a small garden

area and to the rear is a lawn garden with patio and decking areas and fencing forming boundary with gate,

### DRIVEWAY AND GARAGE

with double length driveway and garage

### 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 F. (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.





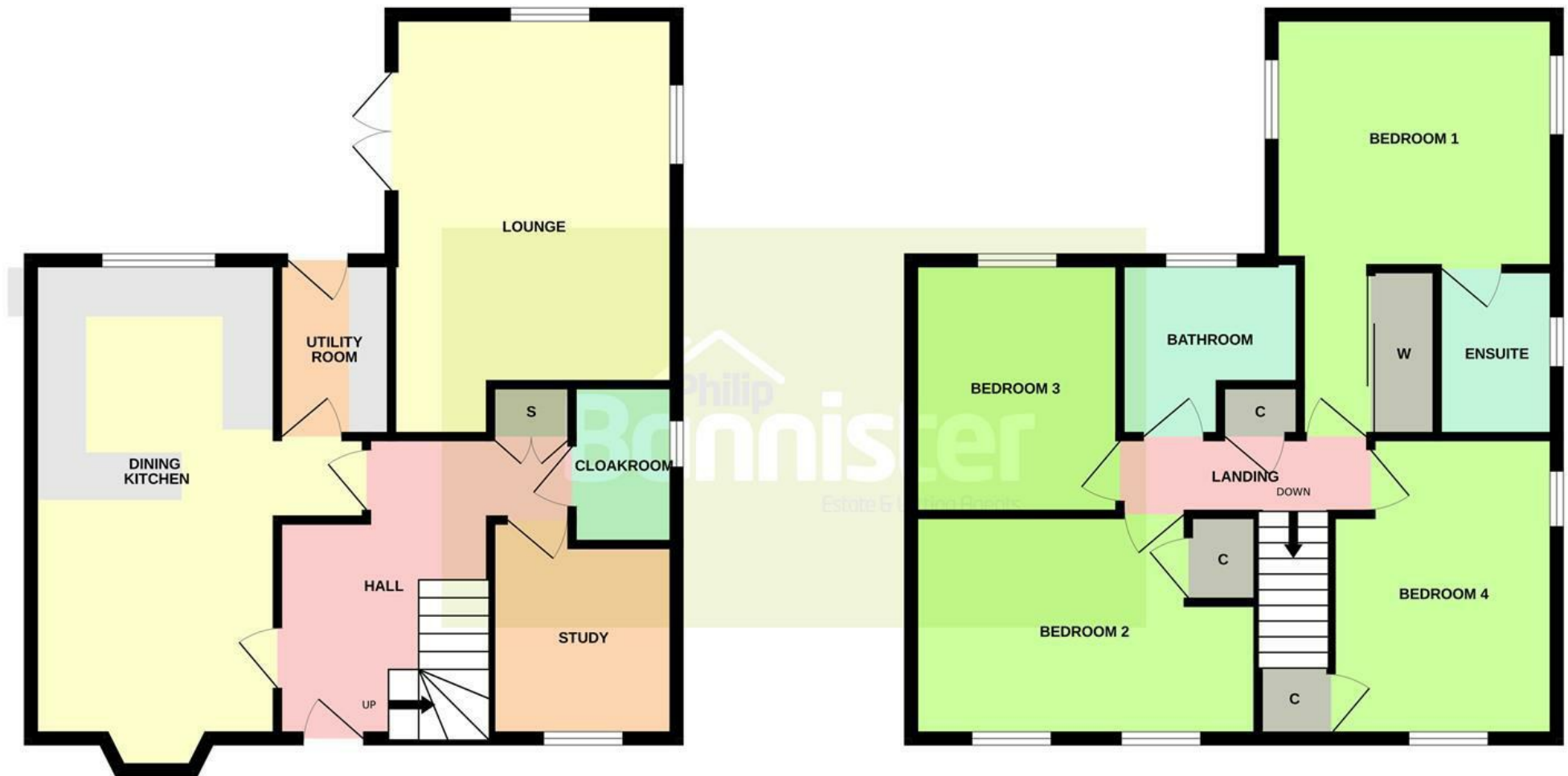






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024









**Philip**  
**Bannister**  
Estate & Letting Agents

---

Platinum Collection

58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN  
Tel: 01482 649777 | Email: [info@philipbannister.co.uk](mailto:info@philipbannister.co.uk)  
[www.philipbannister.co.uk](http://www.philipbannister.co.uk)

