



**Broad Avenue, Hessle, HU13 0FH**  
Offers In The Region Of £290,000





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Platinum Collection

## **Broad Avenue, Hessle, HU13 0FH**

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Enjoying a highly popular location off Jenny Brough Lane in Hessle, this modern style well presented four bedroom detached house benefits from gas central heating and UPVC double glazing. Briefly comprising entrance hallway, lounge, open plan dining kitchen, utility room and w.c., to the first floor four bedrooms, master with en-suite shower room and a family bathroom. Outside are gardens, private drive and garage. The property must be viewed early to avoid any disappointment







# Broad Avenue, Hessle, HU13 0FH

## Key Features

- Highly Popular Jenny Brough Lane Location in Hessle
- Beautiful Well Presented Modern Four Bedroom Detached House
- Two Bathrooms, Lounge, Large Dining Kitchen
- Utility Room, Cloakroom/w.c.
- Driveway with Electrical Charge Point, Garage and Gardens
- Early Viewing An Absolute Must
- EPC = B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</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, vinyl flooring, radiator and stairs to first floor.

## LOUNGE

14'11 x 11'5 (4.55m x 3.48m)

with double glazed window to the front elevation, two radiator and understairs cupboard.

## DINING KITCHEN

17'11 x 9'11 (5.46m x 3.02m)

with a range of base of wall units, drawers, laminate work surfaces, sink unit, gas hob, electric oven, extractor hood, built in fridge, freezer and dishwasher, vinyl flooring, radiator, double glazed window to the rear elevation and double glazed French style door.

## UTILITY ROOM

5'3 x 5'3 (1.60m x 1.60m)

with a range of base and wall units, laminate work surfaces, plumbing for automatic washing machine, space for dryer, vinyl flooring, radiator and double glazed window to the rear elevation.

## CLOAKROOM/W.C.

with a two piece white suite comprising w.c., wash hand basin, vinyl flooring, radiator and double glazed window to the side elevation

## LANDING

with storage cupboards and access to roof void.

## BEDROOM 1

12'8 x 10' (3.86m x 3.05m)

with double glazed window to the front elevation and radiator.

## EN SUITE SHOWER ROOM

with three piece white suite, comprising shower, wash hand basin in vanity unit, w.c., half tiled, vinyl flooring and radiator.

## BEDROOM 2

12'10 x 8'9 (3.91m x 2.67m)

with double glazed window to the front elevation and radiator.

## BEDROOM 3

12'6 x 8'2 (3.81m x 2.49m)

with double glazed window to the rear elevation and radiator.

## BEDROOM 4

12'3 max measurement x 8'6 (3.73m max measurement x 2.59m)

with double glazed window to the rear elevation and radiator.

## FAMILY BATHROOM

6'10 x 6'4 (2.08m x 1.93m)

with three piece white suite, comprising panelled bath with shower over, glazed shower screen, wash hand basin, w.c., half tiled, radiator, vinyl flooring and double glazed window to the rear elevation.

## EXTERNAL

Outside to the front of the property is an open plan lawn garden with driveway which leads to a garage and with an Ohme electric vehicle charge point. Too

the rear is a lovely enclosed lawn garden with fencing forming boundary and gate.

## 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 E. (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.











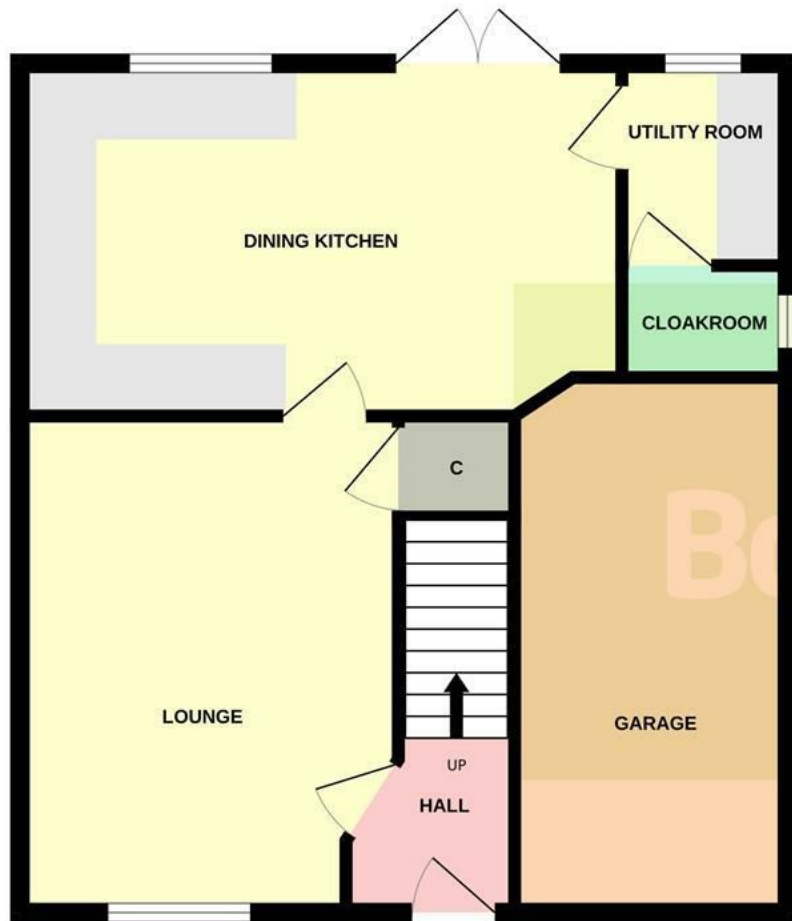




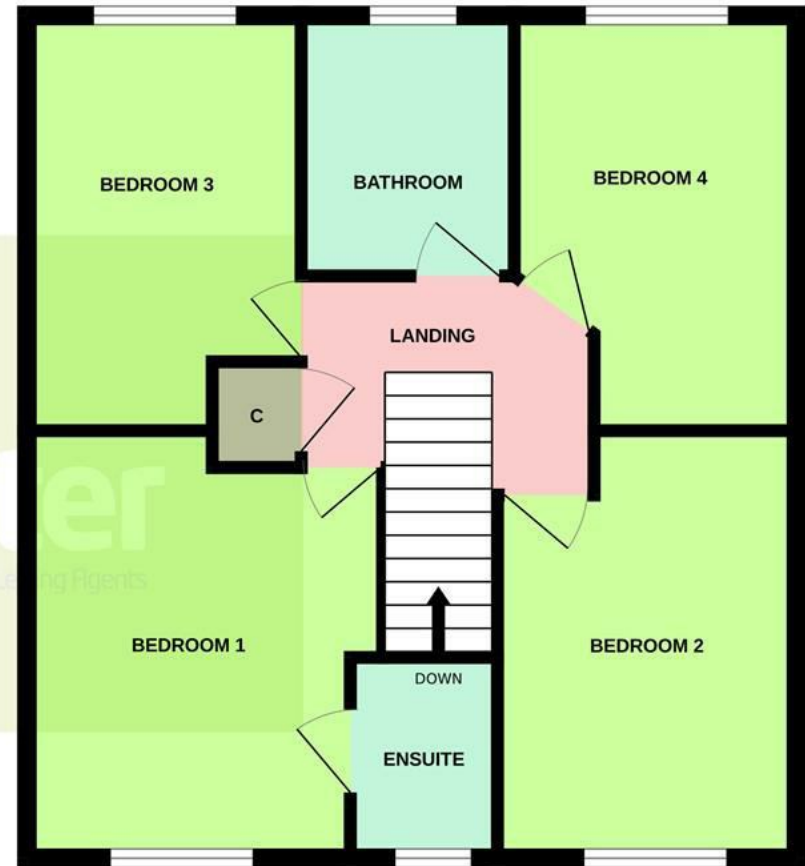




GROUND FLOOR



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.  
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