



**Greenfield Avenue, Hessle, HU13 0FS**  
£399,950



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Platinum Collection

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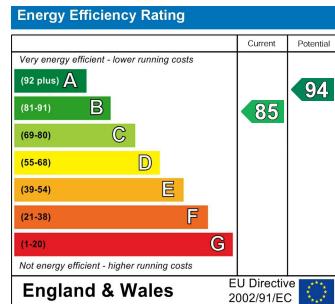
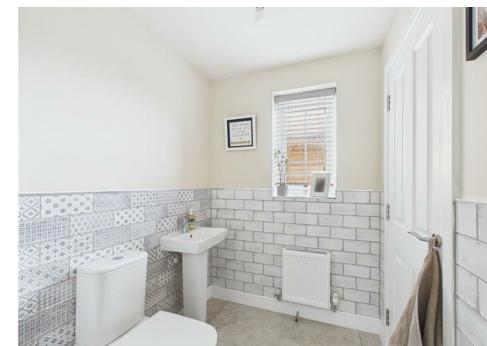
This beautifully presented four-bedroom detached home offers generous and flexible living space, appointed to an exceptionally high standard throughout. Occupying an enviable wide plot, with unrivalled views over the playing fields, the property features a superb driveway, a detached garage, and a meticulously landscaped rear garden, all contributing to its outstanding kerb appeal. With its spacious layout and premium finishes, this home perfectly balances style, comfort and practicality.



# Greenfield Avenue, Hessle, HU13 0FS

## Key Features

- Detached Family Home
- Generous Living Accommodation
- Driveway & Detached Garage
- Double Bedrooms
- Wider Than Average Plot
- Immaculately Presented
- Contemporary Living
- EPC = B
- Full Service History with Boiler
- Looking out to Playing Fields



## 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.

## GROUND FLOOR;

### ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with tiled flooring and feature wall panelling.

### WC

With low flush WC, wash hand basin, partially tiled walls, tiled flooring, window to the side elevation and storage cupboard.

### LIVING ROOM

A generous living room with a bay window to the front elevation.

### STUDY

A versatile room ideal for a study or further sitting area with fitted desk and storage unit, laminate wood flooring and a window to the front elevation.

### DINING KITCHEN

A fabulous and contemporary dining kitchen making it a great space for the family. The kitchen area benefits from cream gloss wall and base units, quartz work surfaces with upstands and a tiled splashback. Integrated appliances include a 5 ring Gas Hob, Electric Double Oven, Extractor Hood,

Fridge/Freezer, Automatic Dishwasher and an Inset Sink with Boiling Water Tap and Drainer. There is ample dining space, bay at the rear with French doors overlooking the rear garden, tiled flooring, recessed spotlights and a window to the rear elevation.

### UTILITY ROOM

A well equipped utility area with cream gloss wall and base units, quartz work surfaces and upstands. Further benefitting from inset sink + drainer, plumbing for an Automatic Washing Machine, space for a Tumble Dryer, tiled flooring, recessed spotlights and a door to the rear.

### FIRST FLOOR;

### BEDROOM 1

A generous master bedroom with fitted wardrobes, a window to the front elevation and access to the en-suite.

### EN-SUITE

With a three piece suite comprising of a shower enclosure, a low flush WC and a wash hand basin. Further benefitting from partially tiled walls, a heated towel rail and a window to the side elevation.

### BEDROOM 2

A bedroom of double proportions with window to the rear elevation.

### BEDROOM 3

A further bedroom of double proportions with window to the front elevation.

### BEDROOM 4

Currently utilised as a dressing room with open fitted wardrobes and a window to the front elevation.

## BATHROOM

A family bathroom with a four piece suite comprising of a shower enclosure, a panelled bath, low flush WC and a wash hand basin. Further benefitting from a heated towel rail, partially tiled walls, recessed spotlights and a window to the rear elevation.

## EXTERNAL:

### FRONT

With a great sized side drive providing ample off-street parking in front of the detached Garage.

### REAR

Set on a wider plot, the property boasts a fabulously landscaped rear garden with a neatly shaped lawn, timber fencing, and a raised patio area—ideal for outdoor entertaining or simply unwinding in a private, well-tended setting.

### GARAGE

Detached single garage with up and over door, light and power supply.

## GENERAL INFORMATION

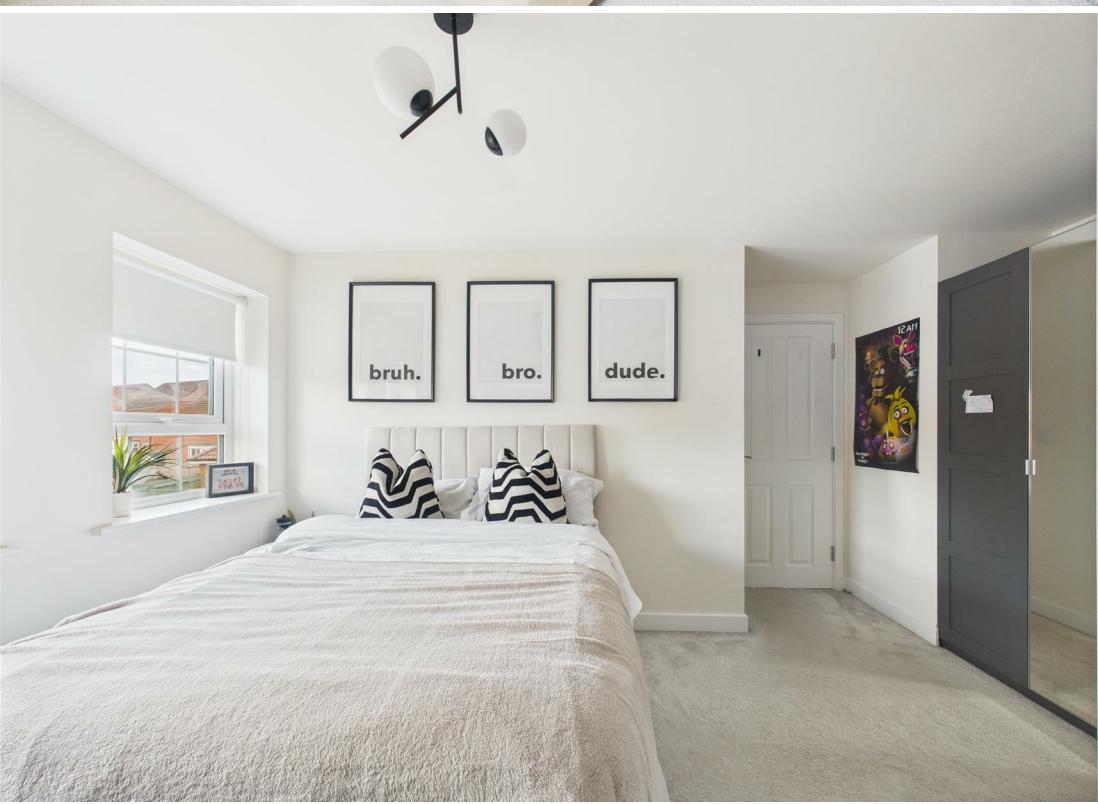
**SERVICES** - Mains water, electricity, gas and drainage are connected to the property.

**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.

\*Currently under tribunal to reduce from a band F to a band E.

## TENURE

We understand that the property is Freehold.

## AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

## 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

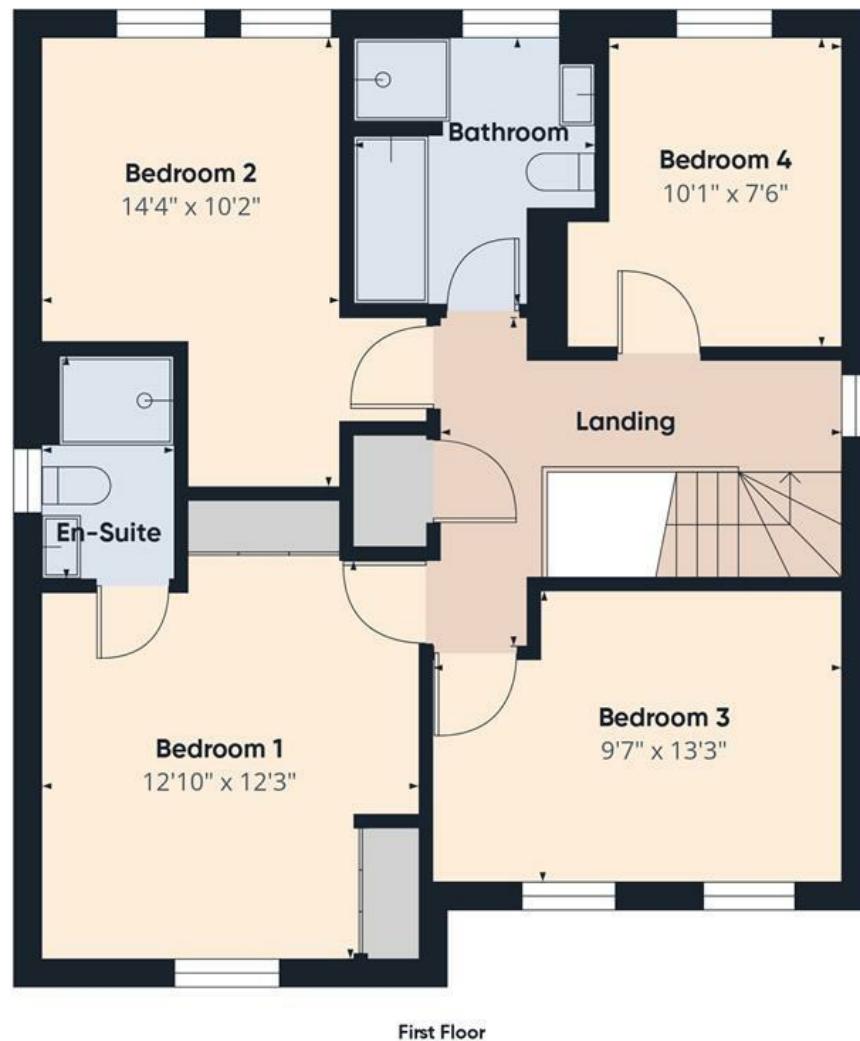
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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 £150 (£125+VAT), Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)







Approximate total area<sup>(1)</sup>  
1428 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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