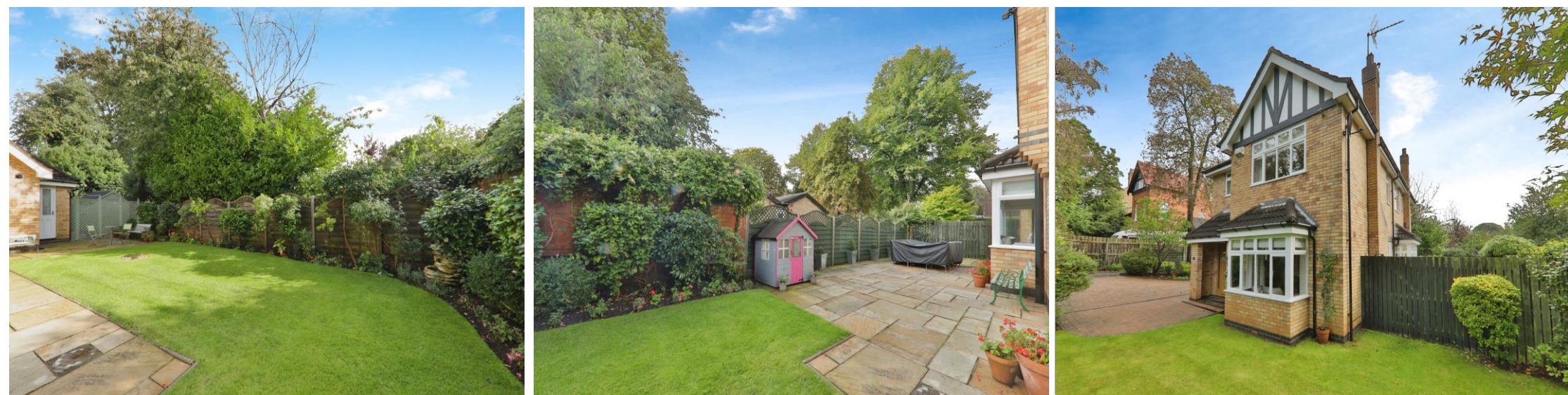




8 Southfield, Hessle, East Riding of Yorkshire, HU13 0EX

FINE & COUNTRY

A RARE OPPORTUNITY TO ACQUIRE A MODERN INDIVIDUAL DETACHED PROPERTY IN THE SOUTHFIELD CONSERVATION AREA - APPROXIMATELY 2,000 SQ.FT. RE-FITTED THROUGHOUT



Standing on a private plot with multiple parking this stylish individual modern detached property is located in the much sought after Southfield Conservation Area of Hessle. Within walking distance of the excellent amenities and railway station, with highly regarded local schools. The property provides generous four double bedroom accommodation with four receptions, two bathrooms, utility room, open plan living kitchen and downstairs w.c. plus double garage. Take a look at the photographs and floorplan to fully appreciate this well presented property.

Location

The property is well placed for all local amenities with first class shopping facilities available within the centre of Hessle and good schooling lies within walking distance. Good road and rail connections are available with the main line train station at Hessle being within walking distance and the A63 dual carriageway runs nearby to the south, an intersection of which lies approximately one mile distant, allowing convenient access to the Hull City Centre and the country's main motorway network. The Humber Bridge toll road provides access to the south bank and Lincolnshire.

Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more details on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

Entrance Hall

With feature oak staircase and Amtico flooring, understairs storage cupboard.

Downstairs WC

With wash hand basin.

Lounge

With walk-in bay window and double French doors leading to the south facing garden.

Dining Room

Walk-in bay window with a south facing aspect.





Study

Open Plan Dining Living Kitchen

The dining living area has double French doors to the south facing garden and Amtico flooring.

The kitchen area has been re-fitted with a stylish range of cabinets with high end Miele integrated appliances which include dishwasher, refrigerator, built-in oven with five ring hob, combination microwave and warming drawer, single drainer one and a half bowl sink unit and solid granite complementing worktops.

Utility Room

Providing secondary entrance and internal access to the garage and rear entrance. Includes a range of fitted cabinets with single drainer sink unit and plumbing for automatic washing machine.

First Floor Landing

With built-in linen cupboard.

Master Bedroom

Includes a large walk-in wardrobe plus a range of fitted wardrobes and over cupboards.

En-suite Bathroom

Has been re-fitted with a stylish contemporary suite comprising panelled bath with shower over, vanity wash hand basin and low level w.c. plus full complementing tiling and heated towel rail.



Bedroom 2
Range of fitted wardrobes.

En-suite
Includes wash hand basin and w.c.

Bedroom 3
With fitted wardrobes.

Bedroom 4

Family Bathroom
Includes a four piece suite comprising panelled bath, independent shower cubicle, pedestal wash hand basin and low level w.c. plus full complementing tiling and heated towel rail.

Outside
The property stands particularly well, set back from the road behind mature hedging providing considerable privacy. The driveway opens out into a spacious parking area in front of the double garage. Lawned gardens extend from the front to the side which enjoys a south facing aspect extending to the rear which is also mainly lawned and includes two patio areas taking full advantage of the available sunshine.

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

Tenure
The property is freehold.

Central Heating
The property has a gas fired central heating system to panelled radiators.

Double Glazing
The property has the benefit of sealed unit double glazed windows.

Council Tax
Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F*

Mortgages
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

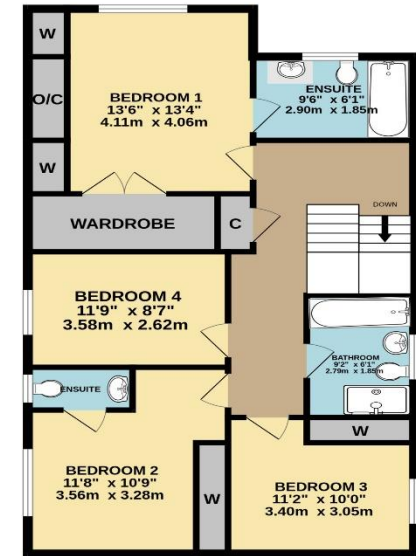
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GROUND FLOOR
1369 sq.ft. (127.2 sq.m.) approx.



1ST FLOOR
875 sq.ft. (81.3 sq.m.) approx.



SOUTHFIELD, HESSLE, EAST RIDING OF YORKSHIRE, HU13 0EX

TOTAL FLOOR AREA : 2244 sq.ft. (208.5 sq.m.) approx.

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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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

