

SUMMARY

**Superb and Spacious
Detached Family House**

**Four bedrooms, Master with
En-suite & Fitted Wardrobes**

**2 Reception Rooms &
Downstairs WC**

**Large Open Plan Kitchen Diner
& Utility Room**

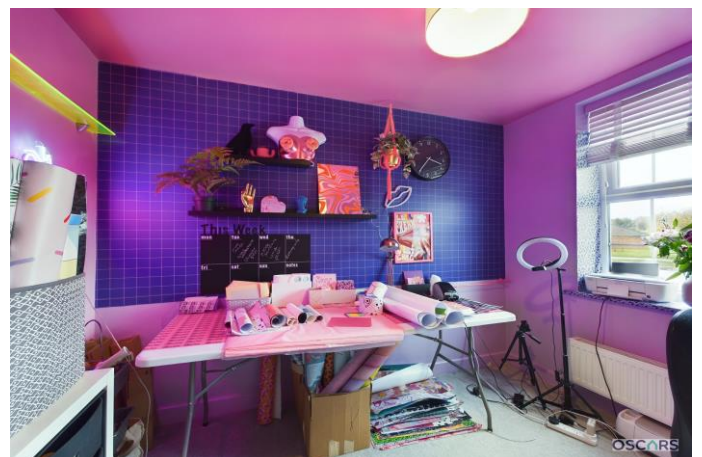
**Detached Garage & Side
Driveway**

**EPC Rating B - Council Tax
Band F - East Riding - Tenure -
Freehold**



DESCRIPTION

A fabulous, individually decorated and spacious 4 bedroomed detached family house which is just over 1400 square feet must be viewed internally to appreciate the wealth of the accommodation on offer. Situated in a popular residential location off Jenny Brough Lane, Hessle and is close to lots of local shops, amenities, cafes, bars and restaurants in the popular town of Hessle, with access to good transport and road links and excellent local schools. 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 master 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.





ACCOMMODATION

Entrance Hall

Composite door to front elevation with double glazed inserts, single panelled, radiator and stairs off to 1st floor landing

Study

Double glazed window to front elevation and double panelled radiator

Lounge

Double glazed bay window to front elevation, double panelled radiator

Cloakroom/WC

WC wall mounted wash hand basin tiled splash back's, double glazed window to side elevation, single panelled radiator, vinyl flooring, and door to under stairs cupboard for storage

Kitchen/Breakfast Room

High gloss grey fitted wall and base units, roll edge laminate work surfaces and matching upstands, stainless steel 1.5 bowl sink drainer unit, 5 ring gas hob with extractor cooker hood over, built in electric double oven to tower unit, integrated dishwasher, two double panelled radiators, double glazed French doors to rear garden, and double glazed window to rear elevation also, flush spot lighting and Karndean flooring.

Utility room

Wall and base cupboards, stainless steel sink drainer unit, roll edge laminated work surfaces with matching up stands, plumbing for washing machine, single panelled radiator, double glazed door leads to rear garden, and Karndean flooring

First Floor Landing

Double glazed window to side elevation, airing cupboard with boiler, single panelled radiator and loft access

Bedroom 1

Double glazed window to front elevation, built-in fitted wardrobes with shelving and hanging space, double panelled radiator

En-suite

Shower enclosure with plumbed shower and fully tiled walls, pedestal wash hand basin, WC, extractor fan, electric shaving socket, heated towel rail//radiator, double glazed window to side elevation and vinyl flooring

Bedroom 2

x 2 double glazed windows to front elevation double and panelled radiator

Bedroom 3

x 2 double glazed windows to rear elevation and double panelled radiator

Bedroom 4

Double glazed window to rear elevation and single panelled radiator

Family Bathroom

Bath with mixer taps, wash hand basin in vanity unit with cupboards beneath, WC, partially tiled walls, shower enclosure with plumbed shower and fully tiled walls, heated towel rail/radiator, double glazed opaque window to rear elevation and vinyl flooring

Outside

To the front of the property is a lawned garden with shrub borders, outside lighting and paved path, side driveway leads to a detached garage with up and over door and has power and light. To the rear of the property is an enclosed lawned garden with paved patio area, outside tap, timber access gate and fence to surround.

Agents Notes

In most cases we use wide angle lens photography to ensure we capture as much of the room and its features. This can distort the image slightly and should be considered alongside the other details within the



particulars. Oscars give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Purchasers and potential purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to assess their accuracy. No person in the employment of Oscars has the authority to make or give any representation or warranty in relation to the property. In compliance with NTSELAT guidance on referral fees, we confirm that vendors and prospective purchasers will be offered estate agency and other associated services for which certain referral fees/commissions may be made available to the agent. Full details can be found on our website

Fixtures and Fittings

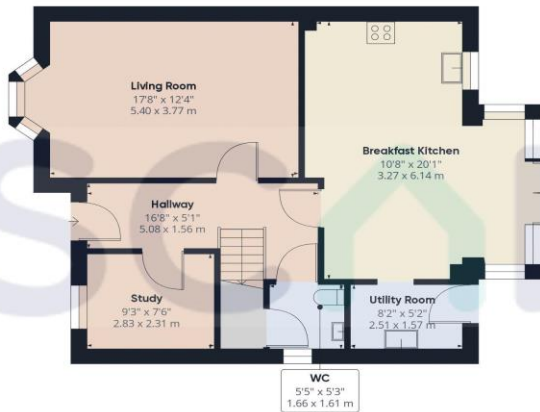
Fixtures and fittings within the property may be available by separate negotiation unless otherwise stated. Any items of particular importance to you can be verified with our team. Free Valuation: If you are considering selling or letting your property, we would be delighted to provide a free valuation and marketing advice. Please contact the office on 01482 446644 to arrange an appointment.

Property Information

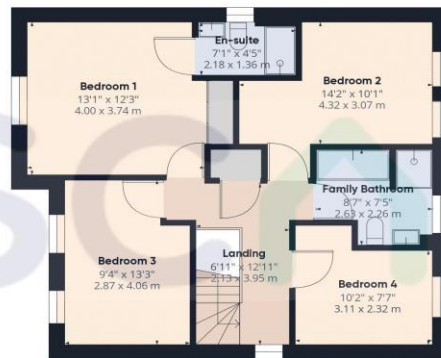
The property is a Detached house of brick-built construction and tiled roof, there are 11 rooms: Entrance Hall into: Study, Lounge, Cloakroom/WC, Breakfast Kitchen, Utility Room, Four Bedrooms, En-Suite and Family Bathroom. There is gas, electric, water and sewerage connected (not tested) and gas central heating. There is broadband connected with superfast with the provider KCom and there is mobile phone coverage for indoor and outdoor with four providers and there is a private driveway and garage for parking.



FLOORPLAN



Floor 0



Floor 1

Approximate total area¹⁾
1452.7 ft²
134.96 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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DIRECTIONS

Situated near lots of local amenities, including shops, supermarkets, cafes, bars, restaurants, as well as highly regarded schools and excellent transport and road links. Greenfield Avenue is located off Jenny Brough Lane and is on the left hand side as you drive down.

Energy performance certificate (EPC)

15, Greenfield Avenue
HESSLE
HU13 0FS

Energy rating

B

Valid until: **6 October 2029**

Certificate number: **8441-7030-6659-6733-5902**

Property type: Detached house

Total floor area: 143 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		