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Matthew  
**Limb**  
MOVING HOME



*3 Greenfield Avenue, Hessle, East Yorkshire, HU13 0FS*

- 📍 Detached House
- 📍 Attractive Position
- 📍 Beautifully Appointed
- 📍 Council Tax Band = D
- 📍 Three Double Bedrooms
- 📍 Dining Kitchen & Utility
- 📍 Gardens, Drive & Garage
- 📍 Freehold / EPC = B

*Asking Price £290,000*



## INTRODUCTION

Occupying a very appealing position opposite open green space on the fringes of this modern development is this beautifully appointed detached house. The accommodation is depicted on the attached floorplan and is stylishly presented comprising of an entrance hall, lounge, contemporary dining kitchen with appliances and double doors opening out to the rear garden. There is also a utility room and cloaks/W.C. Upon the first floor are three double bedrooms, the main bedroom being a particular feature having a dressing area fitted with shelving and hanging rails. There is also a four piece family bathroom.

To the front of the property is an attractive garden area and double width driveway leading up to the single garage. The good sized rear garden enjoys an extended patio with lawn beyond.

## LOCATION

The property is situated along Greenfield Avenue which forms part of the new Tranby Fields Development off Jenny Brough Lane, Hessle. A particularly attractive position opposite open green space. This location is set amongst fields between the villages of Hessle and Swanland. Hessle has the benefits of excellent facilities including its own selection of high street shops, restaurants and cafe bars, delicatessen and stylish boutiques together with the easily accessible transport links such as the Hessle railway station and local bus station. Hessle town centre also benefits from the Hessle community centre and library plus a broad range of medical facilities. There are numerous leisure activities nearby including cycle paths and country walks, Hessle lawn tennis club, Hessle RUFC, Hessle sporting club and Riverview bowls club. Local gyms together with Haltemprice leisure centre and swimming pool are just a short drive away and there are a number of excellent golf courses and sporting facilities. Excellent links to Hull city centre, just five miles to the east are available and immediate access is gained to the Humber bridge, ideal for travelling to North Lincolnshire and Humberside airport. Travelling in a westerly direction convenient access is available to the A63 which leads into the M62 motorway network. The successful Hesslewood Country Business Park and brand new Bridgehead Business Park development are both just a short distance away, along with the Priory Park office and retail complex.



## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With staircase leading to the first floor.

### *LOUNGE*

15'5" x 10'6" approx (4.70m x 3.20m approx)  
With windows to front and side elevations.



### *DINING KITCHEN*

17'7" x 10'10" approx (5.36m x 3.30m approx)  
The kitchen is fitted with a contemporary range of base and wall units with contrasting worksurfaces, sink and drainer with mixer tap, double oven, five ring gas hob with filter above, fridge/freezer and dishwasher. There is under unit lighting and window to rear.



### *KITCHEN AREA*



### *DINING AREA*

Enjoys double doors opening out to the rear garden.



### *UTILITY*

With fitted units, plumbing for a washing machine and space for tumble dryer. External access door to side.

### *CLOAKS/W.C.*

With low flush W.C. and wash hand basin. Window to side.

### *FIRST FLOOR*

### *LANDING*

With large storage cupboard situated off.



### *BEDROOM 1*

11'7" x 10'5" approx (3.53m x 3.18m approx)  
Window to front elevation.



### *DRESSING AREA*

Fitted with shelves and hanging rails.



### *EN-SUITE SHOWER ROOM*

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail and window to side.



### *BEDROOM 2*

12'9" x 9'0" approx (3.89m x 2.74m approx)  
Window to front elevation. Shelf unit fitted with hanging rails.



### *BEDROOM 3*

9'10" x 9'10" approx (3.00m x 3.00m approx)  
With shelf unit fitted with hanging rail. Window to rear.



### *BATHROOM*

With four piece suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Heated towel rail and window to rear.



## *OUTSIDE*

To the front of the property is an attractive garden area and double width driveway leading up to the single garage. The good sized rear garden enjoys an extended patio with lawn beyond.



## *REAR VIEW*



## *TENURE*

Freehold

## *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

## *FIXTURES & FITTINGS*

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.



### AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

### 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.

### VALUATION SERVICE

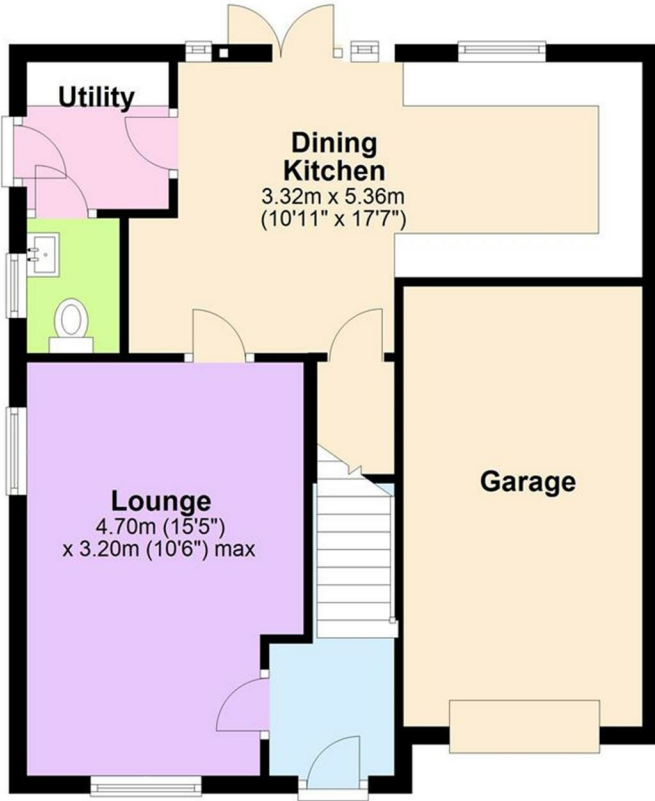
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





**Ground Floor**

Approx. 55.6 sq. metres (598.4 sq. feet)



**First Floor**

Approx. 54.3 sq. metres (584.0 sq. feet)



Total area: approx. 109.8 sq. metres (1182.3 sq. feet)

