



8 Greenfield Avenue, Tranby Fields, Hessle, East Yorkshire, HU13 0FS

- 📍 Impressive Detached
- 📍 'Shenton' Design
- 📍 Living Kitchen/Diner
- 📍 Council Tax Band E

- 📍 Prime Position
- 📍 Four Bedrooms
- 📍 Southerly Rear Garden
- 📍 Freehold/EPC = B

£375,000

INTRODUCTION

We are delighted to offer for sale this attractive four bedroomed detached house which enjoys an unrivalled position opposite open green space. Forming part of this desirable recent development by David Wilson Homes, this 'Shenton' design is the only one on the Hesslewood Park scheme. The enclosed rear garden has been landscaped and enjoys a southerly aspect which complements the family accommodation. Arranged over two floors, the layout comprises a welcoming entrance hallway with cloaks/wc and a spacious lounge with bay window which overlooks open green space and an impressive mature tree. Across the rear of the property is an impressive living kitchen with dining/seating areas and double doors leading to the rear garden. There is a useful utility room. At first floor level, there are four good sized bedrooms, ensuite to the main bedroom and a family bathroom. The accommodation has gas-fired central heating and uPVC double glazed windows. An individual property which should not be missed!

LOCATION

The property is situated along Greenfield Avenue which forms part of the new Hesslewood Park 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 HALLWAY

With stairs to first floor level and feature flooring.



CLOAKROOM/WC

With pedestal wash hand basin and low flush WC, half tiling to walls and feature flooring.

LOUNGE

18'3 into bay x 11'0 (5.56m into bay x 3.35m)

With contemporary fireplace with electric fire, TV point, inlaid spotlights, feature flooring and uPVC double glazed bay window overlooking open green space.



LIVING KITCHEN

13'0 x 11'0 (3.96m x 3.35m)

With a range of shaker-style fitted floor and wall units incorporating integrated appliances comprising induction hob with extractor canopy over, double oven, dishwasher, fridge and freezer, sink unit with mixer tap, laminate work surfaces, island unit, concealed lighting and feature flooring.



KITCHEN



DINING AREA

13'9 x 9'2 (4.19m x 2.79m)

With inlaid spotlights, feature flooring and uPVC double glazed double doors leading to rear garden.



UTILITY ROOM

6'5 x 6'2 (1.96m x 1.88m)

With shaker-style fitted floor and wall units, laminate working surfaces, plumbing for automatic washing machine, space for tumble dryer, cupboard housing gas-fired boiler, extractor fan, feature flooring and entrance door to driveway.

FIRST FLOOR

LANDING AREA

With storage cupboard and loft access hatch.

BEDROOM 1

13'2 maximum x 12'3 average (4.01m maximum x 3.73m average)

With TV point and uPVC double glazed window overlooking open green space.



ENSUITE SHOWER ROOM

With a contemporary suite comprising pedestal wash hand basin and low flush WC, tiled shower cubicle, part tiling to walls, heated towel rail, extractor fan and feature flooring.



BEDROOM 2

11'7 x 10'2 average (3.53m x 3.10m average)
With TV point and uPVC double glazed window overlooking open green space.



BEDROOM 3

10'3 maximum x 9'5 (3.12m maximum x 2.87m)
With window to the rear.

BEDROOM 4

9'2 x 6'10 (2.79m x 2.08m)
With window to the rear.



BATHROOM

With a contemporary three piece suite comprising bath with mixer tap/shower attachment, shower screen, pedestal wash hand basin and low flush WC, heated towel rail, part tiling, feature flooring and uPVC double glazed window.



OUTSIDE

GARAGE & DRIVEWAY

There is driveway to the side of the property which provides off-street parking and access to a single detached garage. There is gated pedestrian access leading to the rear garden.

GARDEN

The enclosed southerly facing rear garden is a particular feature and has been landscaped with decked area, lawn, well stocked borders and fenced boundaries.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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.

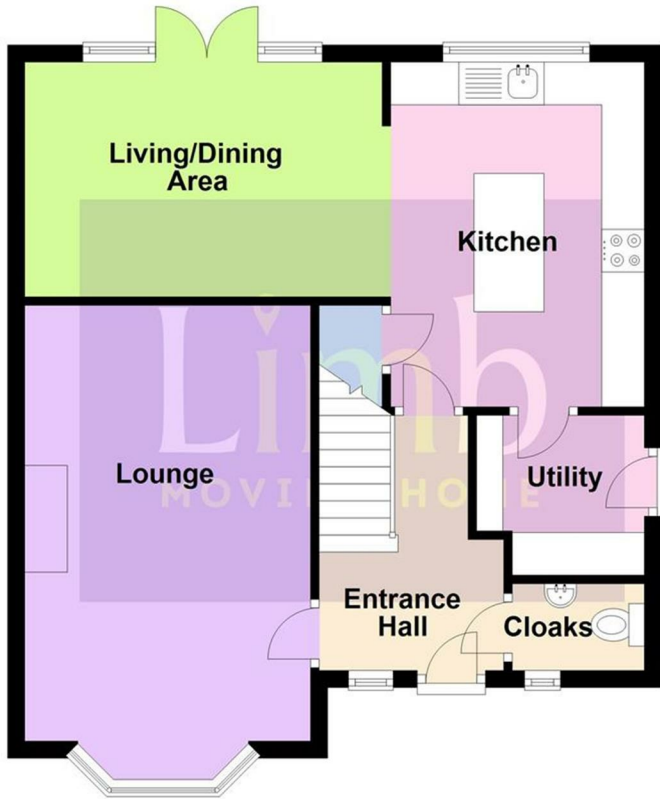
VALUATION SERVICE

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.



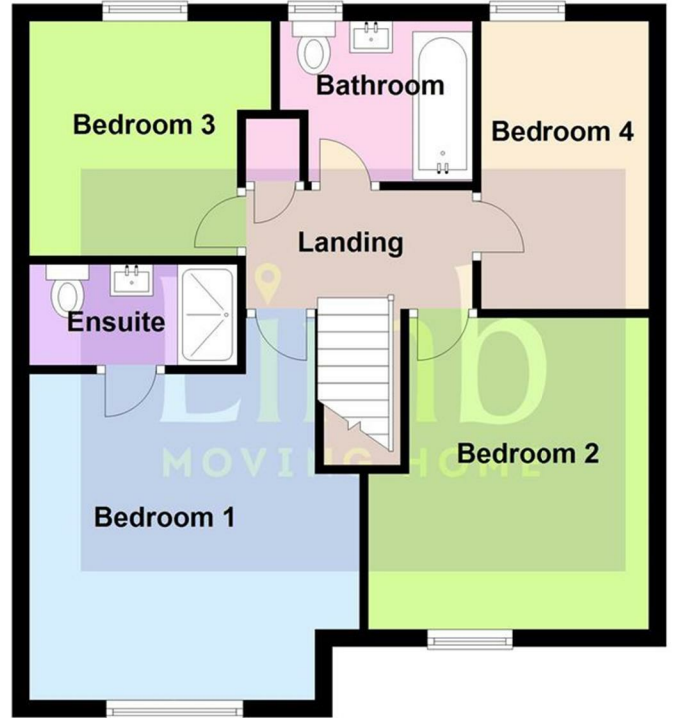
Ground Floor

Approx. 55.3 sq. metres (595.3 sq. feet)



First Floor

Approx. 54.3 sq. metres (584.2 sq. feet)



Total area: approx. 109.6 sq. metres (1179.5 sq. feet)

