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Limb
MOVING HOME



17 Greenfield Avenue, Hessle, East Yorkshire, HU13 0FS

📍 Modern Detached House

📍 Ideal Family Home

📍 4 Bedrooms

📍 Council Tax Band = E

📍 Good Sized Plot

📍 Open Aspect to Front

📍 Parking & Garage

📍 Freehold/EPC = B

£359,950

INTRODUCTION

A superb modern detached house which stands in a fabulous position with views overlooking green space to the front and close to the entry of the development from Jenny Brough Lane. Ideal for family occupation, the accommodation is depicted on the attached floorplan and briefly comprises a separate lounge and a stunning open plan dining kitchen with bay window and double doors opening out to the garden. Practicalities are catered for by a utility room and downstairs W.C.. Upstairs are four bedrooms, three of which have fitted furniture and the main also has the additional benefit of an en-suite shower room. The house bathroom has a four piece suite. The property occupies a good sized plot with excellent parking to the front with a double width driveway and a single garage. The rear garden is mainly lawned.

LOCATION

The property is situated along Greenfield Avenue which forms part of the new Tranby Fields Development off Jenny Brough Lane, Hessle. 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 an attractive staircase leading up to the first floor. Useful cloaks cupboard situated off.



CLOAKS/W.C.

Low level W.C., wash hand basin.

LOUNGE

A separate lounge with bay window to front elevation, dado rail.



DINING KITCHEN

Situated to the rear of the house with a deep bay window looking over the garden and central doors opening out to a patio. The kitchen features a range of contemporary base and wall mounted units with contrasting work surfaces and there is an integrated double oven, five ring gas hob with extractor hood above, dishwasher and fridge freezer. Stainless steel sink and drainer with mixer tap.



UTILITY ROOM

With matching fitted units, plumbing for automatic washing machine and space for a dryer, external access door to side.

FIRST FLOOR

LANDING

Providing access to all bedrooms and with the cylinder cupboard situated off.

BEDROOM 1

A generously sized bedroom with two windows to the front overlooking the open space. Two sets of fitted wardrobes.



EN-SUITE SHOWER ROOM

With wide shower cubicle, tiled surround, wash hand basin, W.C., heated towel rail.



BEDROOM 2

With fitted wardrobe, window to rear elevation.



BEDROOM 3

With fitted wardrobing, window to front elevation.



BEDROOM 4

Window to rear elevation.



BATHROOM

With white suite comprising panelled bath, low level W.C., wash hand basin, wide shower cubicle, tiled surround, heated towel rail.



OUTSIDE

The property occupies a prominent position on Greenfield Avenue and has a double width side drive providing good parking and access to the single garage. There is also a lawned garden with ornamental borders. There is a good sized rear garden with paved patio and lawn having fencing to the perimeter.



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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

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

AGENTS NOTE

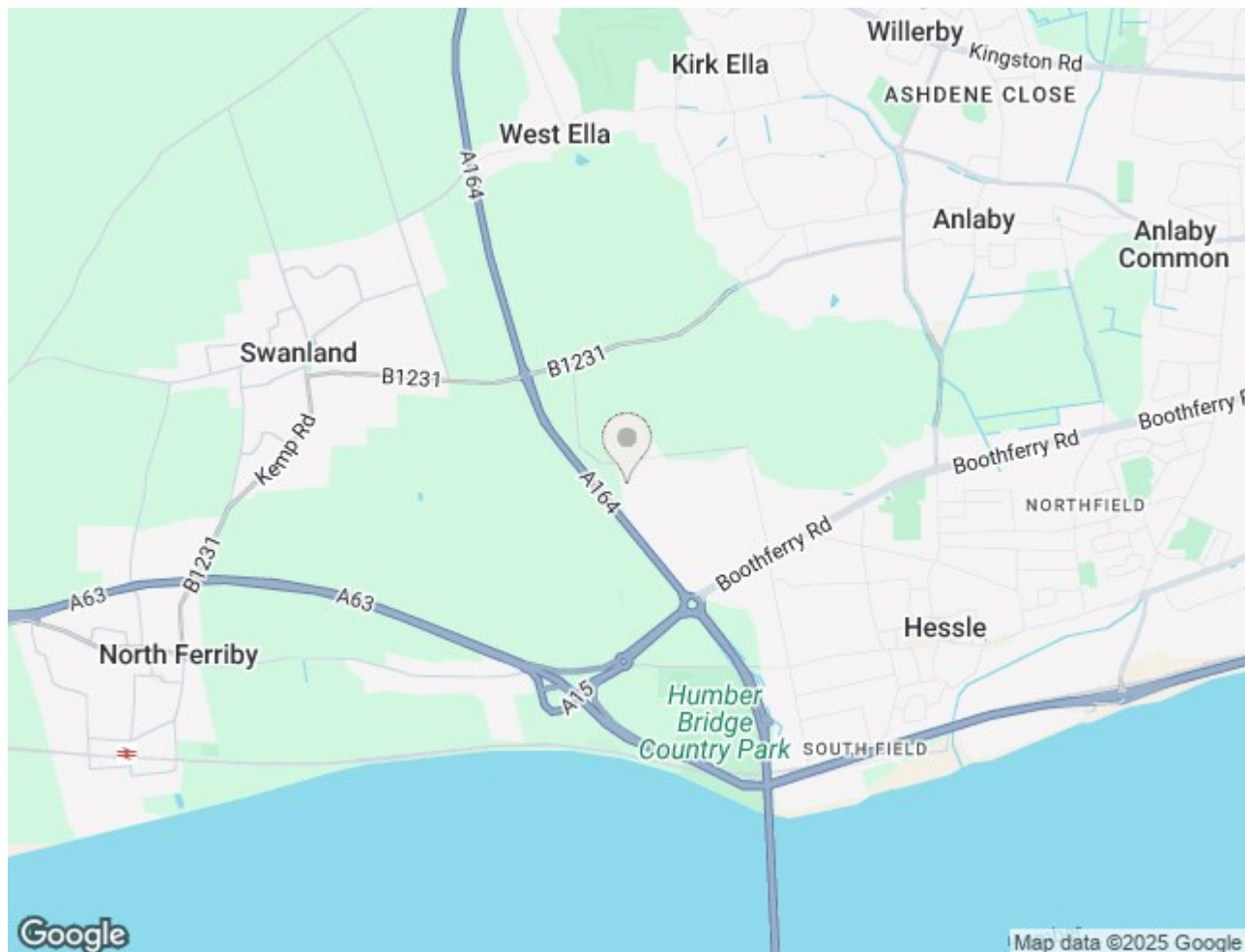
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	