

Whitakers

Estate Agents



25 Greenfield Avenue, Hessle, HU13 0FS

£240,000

*** £10,000 Allowance towards deposit ***

Whitakers Estate Agents are pleased to introduce this immaculate semi-detached family home which has been lovingly cared for by its current occupier since its construction in circa 2019 on David Wilson's Hesslewood Park Development.

Upon entering the property, the resident is greeted by a welcoming entrance reception that incorporates a cloakroom, and leads to a spacious lounge and fitted kitchen / dining room.

A fixed staircase ascends to the first floor which boasts a master bedroom with en-suite, two good bedrooms, and a bathroom furnished with a three-piece suite.

Externally the property enjoys open views of a well-maintained communal green along with close proximity to a playpark; to the front aspect of the house, there is a lawned garden with a side drive that accommodates off-street parking for two vehicles. A side gate opens to the rear garden which is laid to lawn with wooden fencing to the surround.

The accommodation comprises:

Entrance Hall

Double glazed entrance door with a top light, gas central heating radiator, tiled flooring, storage cupboard and a staircase leading to the first floor landing.

Cloakroom



Gas central heating radiator, low flush WC, wash basin, tiled flooring, down lighters and an extractor fan

Lounge 15'11" x 10'11" (4.87m x 3.35m)



Two Upvc double glazed windows, two gas central heating radiators and laminate flooring.

Dining Kitchen 15'10" x 12'0" (4.85m x 3.66m)



Two Upvc double glazed windows, Upvc double glazed doors leading to the garden, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and up stands, stainless steel single drainer sink unit, split level oven and five ring hob with a cooker hood over, integrated dishwasher, washing machine and fridge freezer, and down lighters, enclosed gas central heating boiler and tiled flooring.

Landing

Upvc double glazed window and an airing cupboard.

Bedroom One 11'0" max x 11'1" (3.36m max x 3.40m)



Upvc double glazed window and a gas central heating radiator.

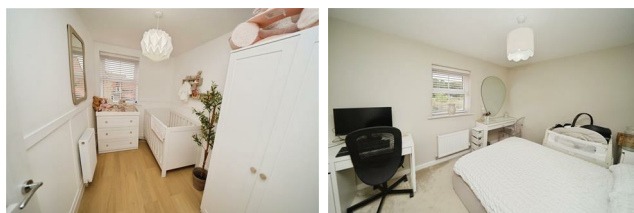
En suite



Upvc double glazed window, towel rail gas central heating radiator, partially tiled and fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a low flush WC, down lighters, shaver socket and an extractor fan.

Bedroom Two 9'4" max x 12'4" (2.87m max x 3.77m)

Bedroom Three 6'3" x 9'9" (1.91m x 2.98m)



Upvc double glazed window and a gas central heating radiator.

Bathroom



Upvc double glazed window, towel rail gas central heating radiator, fitted with a three piece suite comprising panelled bath, pedestal wash basin and a low flush WC, tiled splash backs, down lighters and an extractor fan.

Gardens



To the front of the property there is a small garden. To the side there is an enclosed lawned garden with fencing to the perimeter. left there is an enclosed lawned garden.

Parking spaces

There are two parking spaces to the right of the property.

Tenure

Freehold

Council Tax

Local Authority: East Riding Of Yorkshire

Band: C

EPC

EPC rating - B

Estate Fees

We have been advised there is a charge of approximately £240 per annum for the maintenance and upkeep of communal areas.

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal -EE Vodafone Three O2

Broadband -Ultrafast 1000 Mbps

Coastal Erosion -N/A

Coalfield or Mining Area - N/A

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Front External

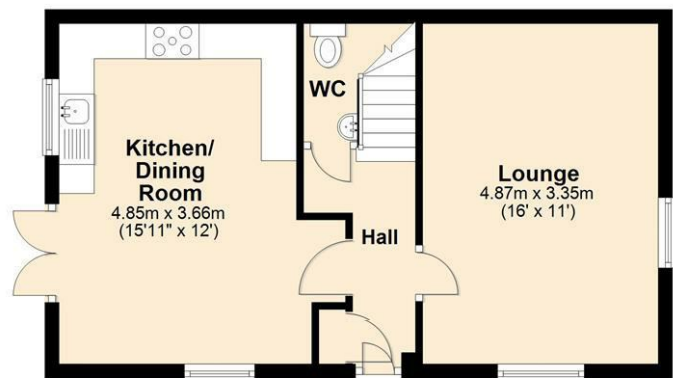


Open views

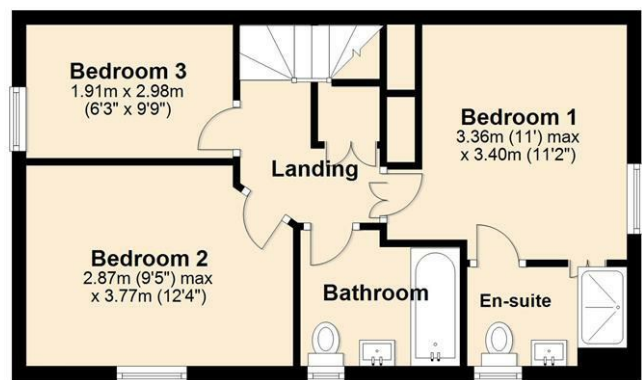


Floor Plan

Ground Floor

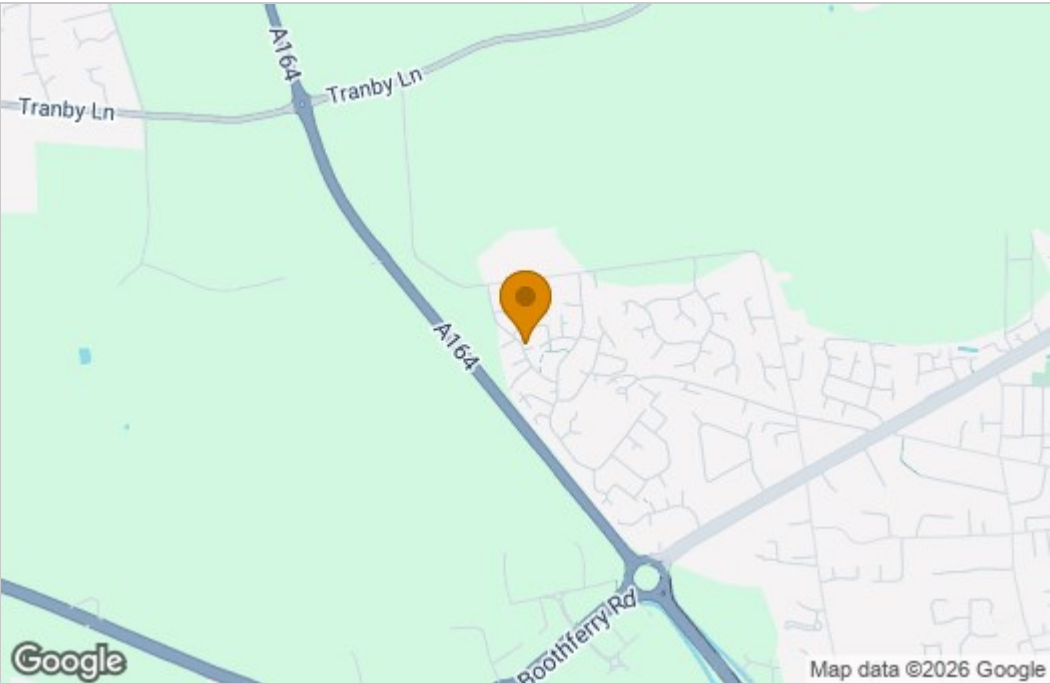


First Floor

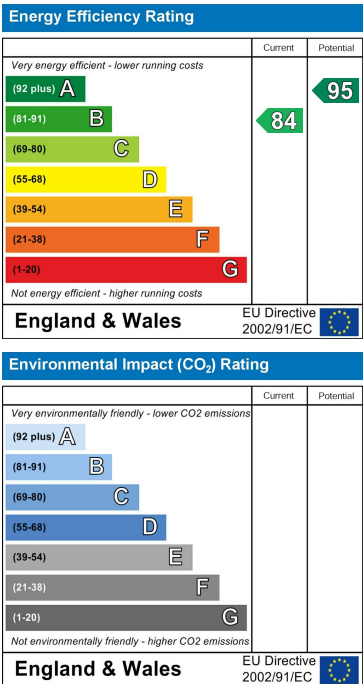


Total area: approx. 83.1 sq. metres (894.9 sq. feet)

Area Map



Energy Efficiency Graph



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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.