

# Whitakers

Estate Agents



## 2 Greenfield Avenue, Hessle, HU13 0FS

**£290,000**

\*\*\* £10,000 Allowance Towards Deposit \*\*\*

Whitakers Estate Agents are pleased to introduce this immaculate three bedroom detached property which is established on David Wilson's Hesslewood Park development and is well-connected by highly accessible transport links and infrastructure.

The internal layout briefly comprises ground level entrance hall, spacious lounge and fitted kitchen; the first floor boasts a master bedroom with en-suite shower room, two good bedrooms and a bathroom furnished with a three-piece suite.

Externally to the front of the property there is a small well stocked garden which extends to the right hand side. To the left there is an enclosed lawned garden and patio with access to the parking spaces.

Taken together, the accommodation on offer is ideal for a young family seeking a home they can move straight into upon completion and enjoy close proximity to the communal green and play park. As such, viewing at the earliest convenience is recommended to avoid disappointment.



The accommodation comprises

#### Ground floor

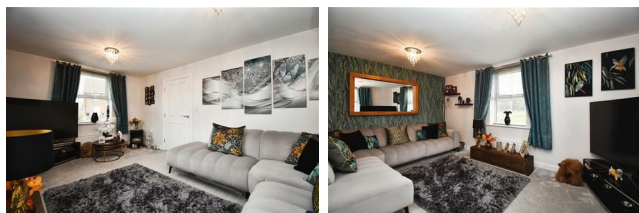
##### Entrance hall

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

##### Cloakroom

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

Lounge 15'10" x 11'0" (4.85 x 3.36 )



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

Kitchen / dining room 15'10" x 11'10" (4.85 x 3.61 )



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.

#### First floor

##### Landing

Upvc double glazed window and an airing cupboard.

Master bedroom 11'0" x 11'1" maximum (3.36 x 3.40 maximum )



Upvc double glazed window and a gas central heating radiator.

#### En suite

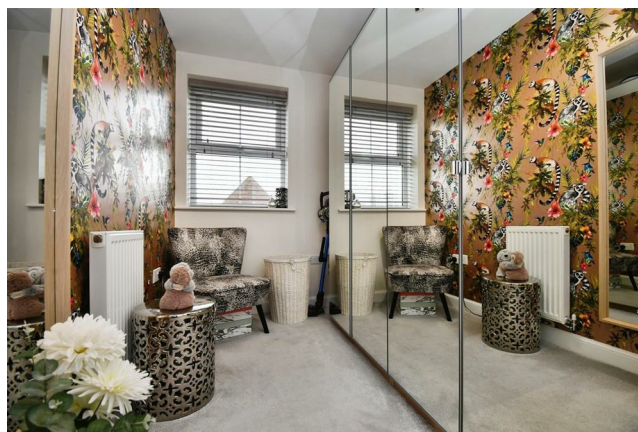


Upvc double glazed window, towel rail gas central heating radiator, partially tiled and fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a low flush WC, down lighters and an extractor fan.

Bedroom two 9'4" x 12'4" maximum (2.86 x 3.77 maximum )

Upvc double glazed window, gas central heating radiator and access to the loft space.

Bedroom three 6'2" x 9'7" (1.90 x 2.94 )



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 well stocked garden which extends to the right hand side. To the left there is an enclosed lawned garden and patio with access to the parking spaces.

## Parking spaces



There are two parking spaces to the left of the property with access to the side garden.

## View of the communal green & children's play park



## Tenure

The property is held under Freehold tenureship

## Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES184002000

Council Tax band - C

## EPC rating

EPC rating - B

## Estate Fees

We have been advised that the estate charge is approx £210 per year, due every January and July at 6 month intervals of approx £105 each. This does fluctuate slightly depending on costs incurred during the maintenance.

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

Mobile Coverage / Signal - EE / Vodafone / O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

## 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](#)

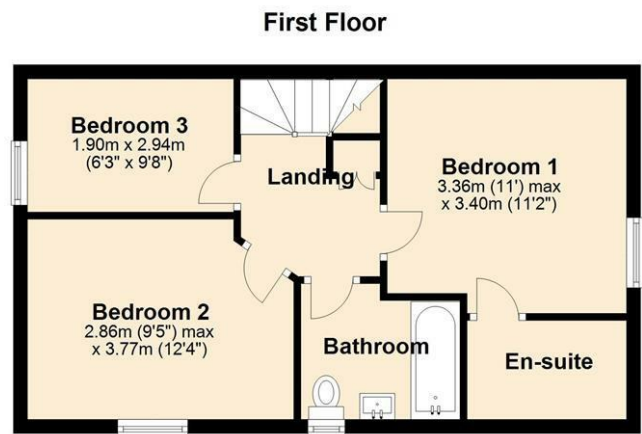
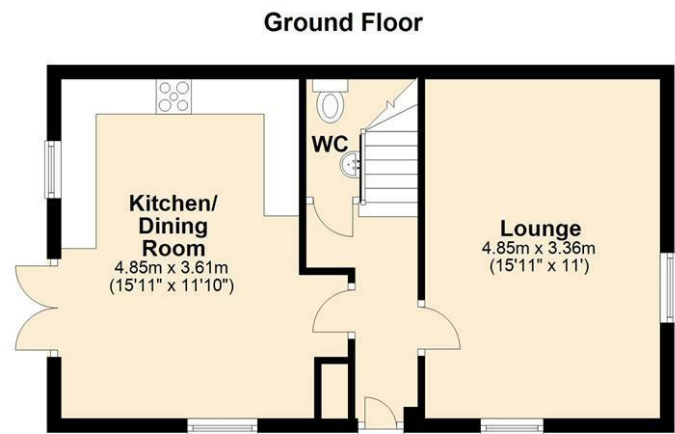
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### [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.

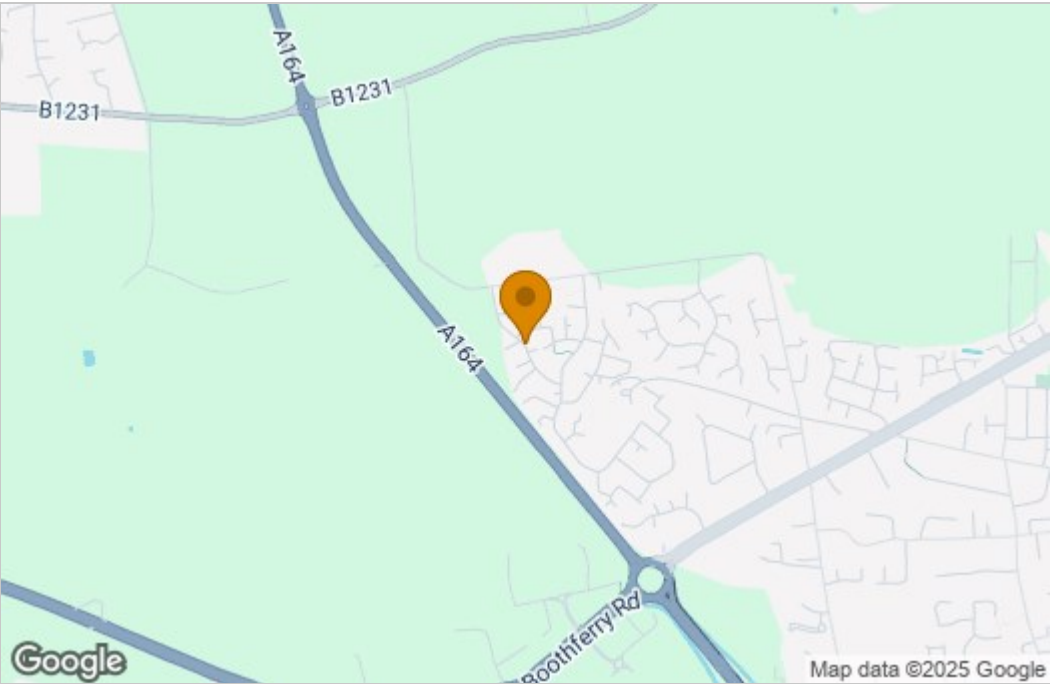


Floor Plan

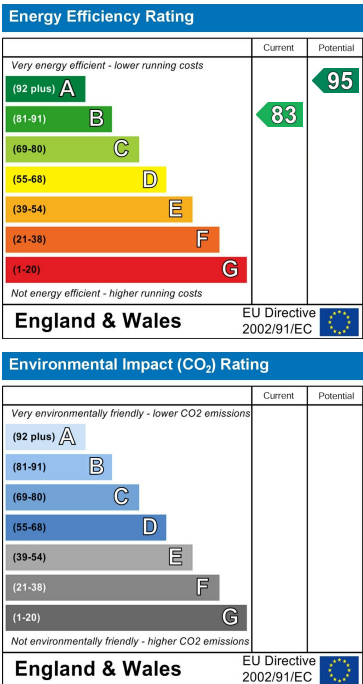


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

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.