



SYMONDS + GREENHAM

Estate and Letting Agents



29 Southfield, Hessele, HU13 0EL **Offers in excess of £425,000**

OUTSTANDING THREE/FOUR BED SEMI - KITCHEN/DINER TO DIE FOR - LARGE REAR GARDEN - THE DREAM FAMILY HOME

Nestled in the charming town of Hessele, Southfield presents a truly remarkable opportunity to own a stunning three/four bed semi-detached home. This property boasts a prime location with easy access to the A63 and Hull, making daily commutes a breeze. Upon entering, you are greeted by a cosy lounge, a convenient WC, and a breathtaking kitchen/diner that is perfect for hosting gatherings or enjoying family meals. The interior has been meticulously finished to the highest standard, ensuring a comfortable and stylish living space. Upstairs, you will find three well-appointed bedrooms, with the option to convert a fourth room, currently used as a bathroom, into a versatile living space. Additionally, there is a stunning shower room that adds a touch of luxury to this already impressive home. Outside, the property shines with a large driveway offering parking for multiple vehicles, a brick-built garage for added convenience, and a spacious rear garden complete with a delightful paved area and artificial grass, perfect for outdoor entertaining or simply relaxing in the fresh air. Southfield is not just a house, it's a stunning family home that combines modern living with convenience and comfort. With its proximity to local amenities, reputable schools, and excellent transport links, this property truly offers the best of both worlds. Don't miss out on the opportunity to make Southfield your new home sweet home.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

HALLWAY



LIVING ROOM

15'5 x 12'3 max (4.70m x 3.73m max)

A brilliant family room with excellent natural light.



KITCHEN/DINER

36'6 x 20'8 max (11.13m x 6.30m max)

With a range of eye level and base level units with complimenting work surfaces, space for a fridge freezer, a sink and drainer unit, integrated ovens, an integrated hob, space for a washing machine and space for a dishwasher.



KITCHEN



DINING ROOM



WC

With a low level WC and a hand basin.



FIRST FLOOR

BEDROOM 1

15'5 x 11'2 max (4.70m x 3.40m max)

A brilliant main bedroom with plenty of space for storage,



BEDROOM 2

14'5 x 11'3 max (4.39m x 3.43m max)

Another wonderful bedroom



BEDROOM 3

9'8 x 7'5 max (2.95m x 2.26m max)



BEDROOM 4/BATHROOM

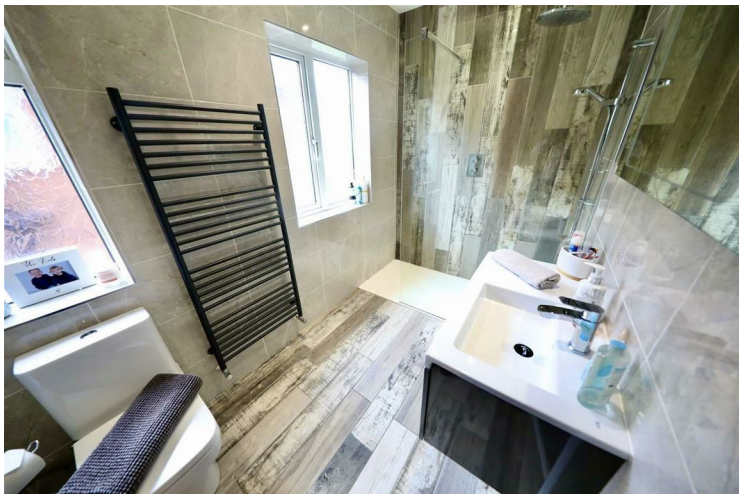
9'6 x 7'7 max (2.90m x 2.31m max)

Another fantastic space that has been converted from a fourth bedroom to a bathroom due to the needs of the current occupier, however could be easily reinstated to a bedroom.



SHOWER ROOM

With a low level WC, a hand basin and a walk in shower.



OUTSIDE

The property benefits from off street parking to the front for multiple vehicles, a brick built garage and a large rear garden that offers a wonderful paved area and artificial grass.



CENTRAL HEATING

The property has the benefit of gas central heating.

DOUBLE GLAZING

The property has the benefit of double glazing.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

COUNCIL TAX

Symonds + Greenham have been informed that this property is in Council Tax Band D.

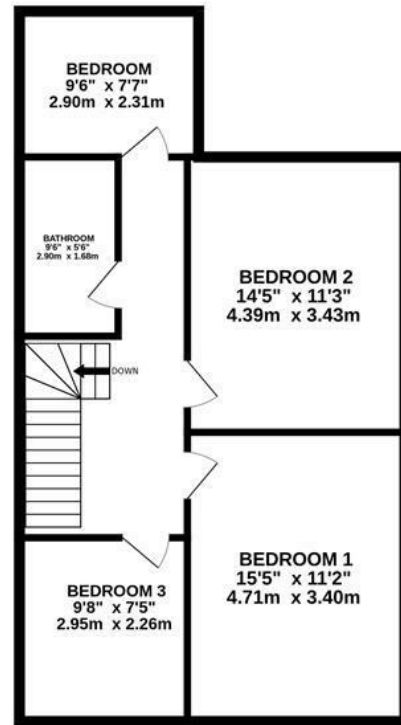
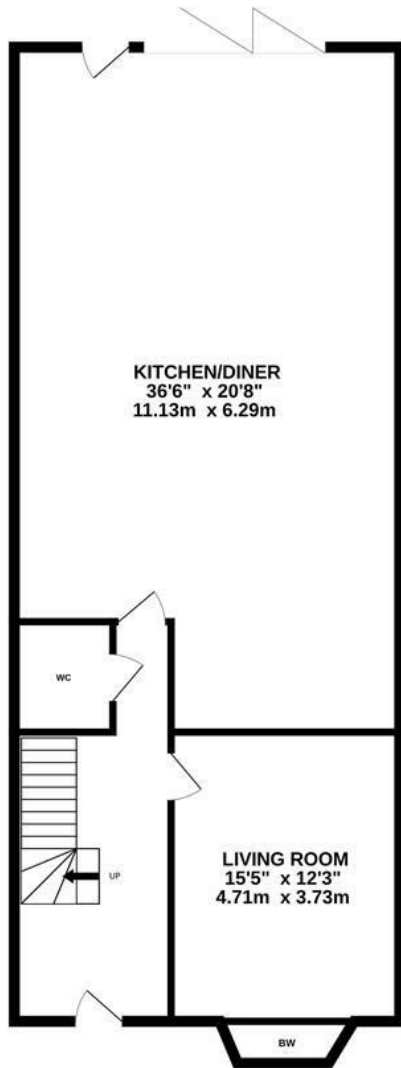
TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(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 (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 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