



SYMONDS + GREENHAM

Estate and Letting Agents



63 Southfield, Hesse, Yorkshire HU13 0EX

£370,000

SUPERB THREE BED SEMI - HIGHLY SOUGHT AFTER LOCATION - BEAUTIFULLY PRESENTED THROUGHOUT - STYLISH KITCHEN AND BATHROOMS - FANTASTIC REAR GARDEN - AMPLE OFF STREET PARKING - CLOSE TO LOCAL AMENITIES

Set on the prestigious, tree lined Southfield in the heart of Hesse, this sensational three bedroom semi detached home offers the perfect balance of style, comfort and location. Hesse is a fantastic town with a highly sought after reputation, boasting excellent local amenities, well regarded schools and superb transport links to the A63 — making it an ideal choice for families and professionals alike. Inside, the property is presented in true show home condition with a modern, neutral, and stylish finish throughout. The welcoming hallway leads to a cosy living room, while the glorious open plan kitchen diner with adjoining snug creates the perfect hub of the home, enjoying views over the rear garden. A sleek downstairs shower room, utility room and partial garage space add both practicality and flexibility.

Upstairs, three beautifully styled bedrooms are complemented by a gorgeous family bathroom, finished to a high standard.

Externally, the home continues to impress. The lush rear garden has been thoughtfully landscaped with a perfect patio and hosting area — ideal for entertaining family and friends. To the front, a shared driveway provides ample off street parking.

A truly stunning property in one of Hesse's most desirable locations, ready for its next owners to move in and enjoy.

BOOK YOUR VIEWING NOW!

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

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

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

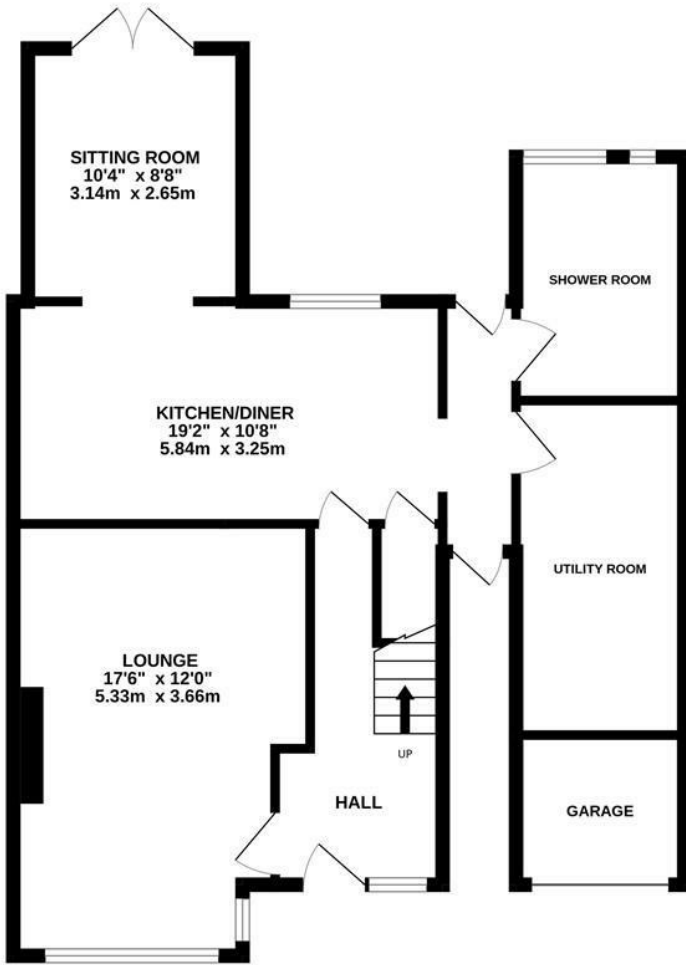
Symonds + Greenham have been informed that this property is Freehold.

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

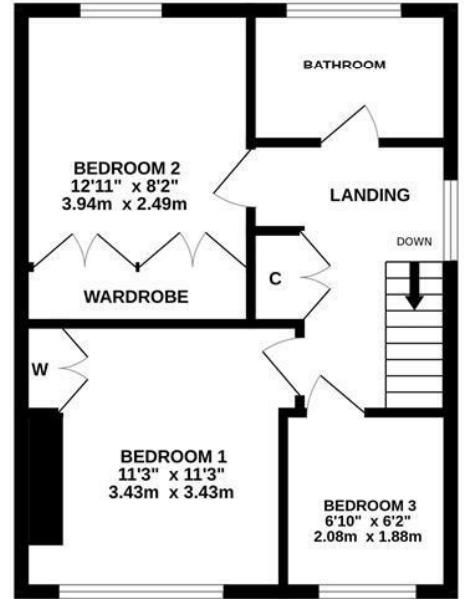
VIEWINGS

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

GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1270 sq.ft. (118.0 sq.m.) approx.

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

