

Whitakers

Estate Agents



7 Greenfield Avenue, Hessle, HU13 0FS

£375,000

This well presented detached house is situated at the head of the modern Tranby Fields & Hesslewood Park development off Jenny Brough Lane and retains much of its NHBC warranty.

Briefly comprising entrance hall with cloakroom, spacious lounge, study, fitted dining kitchen and utility to the ground floor. The first floor boasts a landing with access to the loft hatch, master bedroom with en-suite shower room, three further double bedrooms and a bathroom furnished with a four-piece suite.

Externally to the front of the property there is a lawned garden which extends to the side. A private driveway leads to the garage and to the rear garden which is laid to lawn with fencing and boundary walls, decking and a summerhouse.

Taken together, the accommodation on offer is ideal for the growing family seeking to reside within the catchment of prestigious schooling and also require easy access to the A164 which provides multiple trade routes to the Hull City centre and surrounding villages.

Early viewing is advised.

The Accommodation Comprises

Front External



Ground Floor

Entrance Hall



Double glazed entrance door and fanlight, gas central heating radiator, cloaks cupboard and staircase leading to the first floor landing off.

Cloakroom / W.C. 6'4" x 3'1" (1.94m x 0.96m)



Upvc double glazed window, gas central heating radiator, laminate flooring, low flush WC and wash basin.

Study 8'1" x 7'9" (2.47m x 2.37m)



Upvc double glazed window, gas central heating radiator and laminate flooring.

Lounge 16'3" x 13'1" (4.97m x 4.01m)



Upvc double glazed windows and double doors leading to the gardens, two gas central heating radiators and laminate flooring.

Dining Kitchen



Dining Area 12'8" x 8'9" (3.87m x 2.67m)



Upvc double glazed bay window, two rads and laminate flooring. Open plan to:

Kitchen Area 11'5" x 11'4" (3.48m x 3.46m)



Upvc double glazed window, fitted with a full range of base wall and drawer units with fitted worktops and up stands, inset single drainer sink unit, five ring gas hob with a cooker hood over, double oven, dish washer, fridge freezer, enclosed gas central heating boiler, down lighters and laminate flooring.

Utility Room 6'9" x 5'6" (2.06m x 1.69m)



Upvc double glazed entrance door, fitted units with fitted worktops and a single drainer sink unit, plumbing for an automatic washing machine and an extractor fan.

First Floor Accommodation

Landing

Gas central heating radiator, access to the loft space and an airing cupboard housing the hot water cylinder.

Bedroom One 11'10" x 11'3" (3.62m x 3.45m)



Two Upvc double glazed windows, gas central heating radiator and two double wardrobes.

En-Suite Shower Room 7'2" x 4'8" (2.20m x 1.44m)



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, extractor fan and a shaver socket.

Bedroom Two 15'4" x 9'2" (4.69m x 2.80m)



Two Upvc double glazed windows, gas central heating radiator and a storage cupboard.

Bedroom Three 11'10" x 10'10" (3.61m x 3.32m)



Upvc double glazed window and a gas central heating radiator.

Bedroom Four 14'7" x 7'11" (4.46m x 2.43m)



Two Upvc double glazed windows, gas central heating radiator and a storage cupboard.

Family Bathroom 9'4" x 6'4" (2.87m x 1.95m)



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

External



To the front of the property there is a lawned garden which extends to the side. A private driveway leads to the garage and to the rear garden which is laid to lawn with fencing and boundary walls, decking and a summerhouse.

Garaging

Single brick garage with an up and over door.

Tenure

The Tenure of this property is Freehold.

Council Tax Band

Local Authority - East Riding of Yorkshire.
Council Tax Band 'F'.

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage / Signal -
Broadband -
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

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.

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.

Additional Services

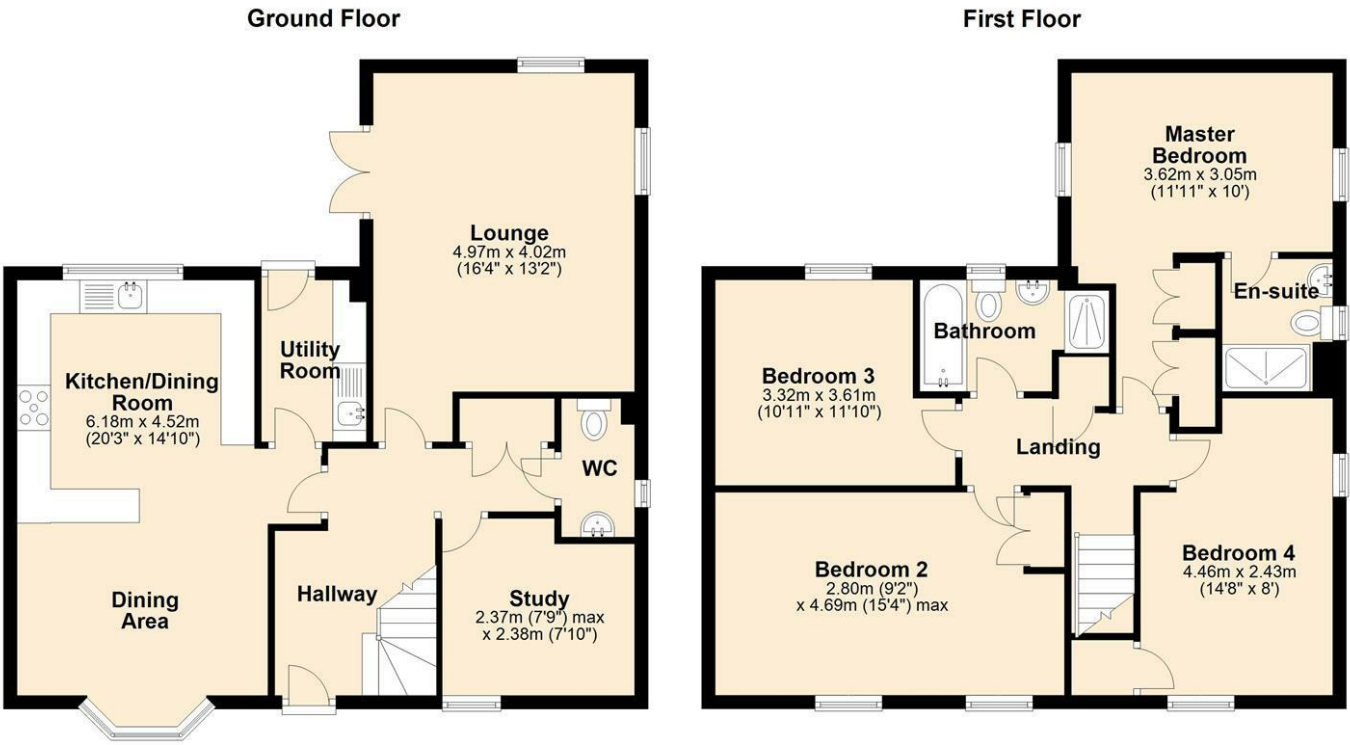
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

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.

Whitakers Estate Agent Declaration

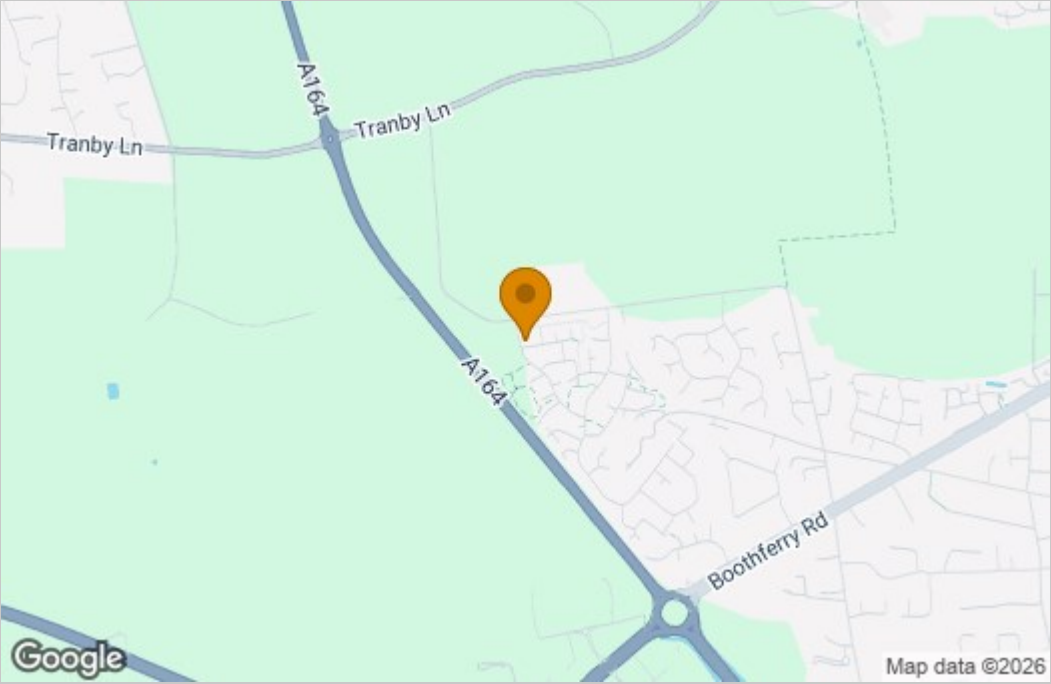
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Floor Plan

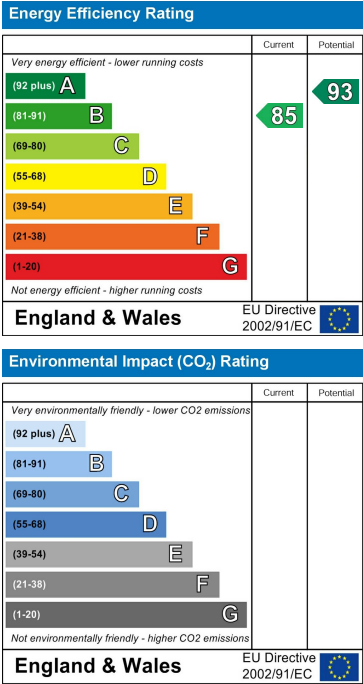


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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