



## Yew Close, Hessle, HU13 0QQ

£435,000

Modern 4 bedroom detached house located on a private end plot. Impressive dining kitchen with bi fold doors, utility room, 2 further reception rooms, master suite with en suite & dressing room Plus contemporary bathrooms. Double garage plus well presented gardens.



# 8 Yew Close, Hessle, HU13 0QQ

We are delighted to offer for sale this modern high specification detached house located on a private end plot within this popular development with access to amenities and transport links plus in catchment for OFSTED 'Good' Primary and Secondary schools. The property was constructed in 2017 and is still covered by its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with granite worktops, island unit with appliances and separate utility room plus a contemporary bathroom, en suite and WC. Items of note include bi fold doors to the rear, Walk in bay window plus French doors to lounge plus oak veneer internal doors. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted..

To the ground floor is an entrance hall, lounge, dining kitchen, study, utility room and WC. There are 4 well proportioned bedrooms, the master with en suite and dressing room plus a family bathroom accessed from the first floor landing.

The property is located on a private end plot with well presented gardens with lawns, decking and pergola plus external tap and power. There is a double driveway leading to a double garage.

Tenure - Freehold  
Estate Management Fee - £12 pa  
Council Tax - Band F

The property comprises.

## GROUND FLOOR

### Entrance Hall

With Karndean flooring. Access to store.

### Lounge 18'10"(max) x 10'9"(max) (5.75m(max) x 3.30m(max))

A light triple aspect room with walk in bay window plus French doors. With carpets and blinds.

### Dining Kitchen 18'10"(max) x 13'3" (max) (5.76m(max) x 4.06m(max))

Having a comprehensive range of modern wall and base units with complimenting granite worktops and splash backs plus island unit with feature sink and instant hot water tap. Having a range cooker, hood, microwave, dishwasher and American fridge

freezer. Having recessed spot lights, Karndean flooring plus bi fold doors leading to the rear garden.

### Study 9'3" x 7'1" (2.82m x 2.18m) With carpets and blinds.

### Utility Room 9'10" x 5'8" (3.00m x 1.75m)

Having modern units with laminate worktops and upstands, washing machine, drier, floor tiling and recessed spot lights.

### WC 5'9" x 2'11" (1.77m x 0.89m)

Having contemporary white sanitary ware with tiling, floor tiling and blinds.

## FIRST FLOOR

### Landing

Having a feature metal insert staircase plus fitted carpets.

### Bedroom 1 16'7"(max) x 14'4"(max) (5.07m(max) x 4.38m(max))

With carpets and blinds.

### Dressing Room 10'6" x 7'10" (3.22m x 2.39m)

With carpets and blinds.

### En Suite 13'2"(max) x 4'5"(max) (4.03m(max) x 1.37m(max))

Having contemporary white sanitary ware with walk in shower, tiling, floor tiling, chrome ladder radiator and recessed spot lights.

### Bedroom 2 16'2"(max) x 11'1"(max) (4.95m(max) x 3.38m(max))

A light triple aspect room with carpets and blinds.

### Bedroom 3 11'1"(max) x 9'5"(max) (3.39m(max) x 2.88m(max))

With carpets and blinds.

### Bedroom 4 11'4" x 7'3" (3.46m x 2.23m)

With carpets and blinds.

### Bathroom 10'9"(max) x 5'6"(max) (3.29m(max) x 1.69m(max))

Having contemporary white sanitary ware with shower and screen to bath, tiling, floor tiling, recessed spot lights and chrome ladder radiator.

## EXTERNAL

The property is located on a private end plot with well presented gardens with lawns, decking and pergola plus external tap and power. There is a double driveway leading to a double garage.





