



SYMONDS + GREENHAM

Estate and Letting Agents



54 Cherry Avenue, Hessle, Yorkshire HU13 0QT

£335,000

SPACIOUS, MODERN, AND PERFECT FOR FAMILY LIVING, THIS IMPRESSIVE FOUR-BEDROOM DETACHED HOME SITS ON A GENEROUS CORNER PLOT WITH GARDENS ON THREE SIDES, A DETACHED GARAGE, AND A SOUGHT-AFTER HESSLE LOCATION.

Nestled in on Cherry Avenue, Hessle, this excellent four-bedroom detached family home, is a must-see for those seeking a modern and spacious residence. The property features a well-thought-out layout, beginning with a welcoming entrance hall that leads to a cosy lounge, perfect for relaxation. The open-plan kitchen diner is ideal for family gatherings and entertaining, while the ground floor W.C. adds convenience for guests.

Upstairs, you will find four generously sized bedrooms, including a master suite complete with an en-suite shower room, ensuring privacy and comfort. The family bathroom serves the other bedrooms, providing ample facilities for family living.

Set on a delightful corner plot, the property benefits from gardens on three sides, offering plenty of outdoor space for children to play or for hosting summer barbecues. The double driveway and detached garage provides plenty for parking, a rare find in today's market. The enclosed rear garden features extensive decking, creating a perfect outdoor retreat.

Hessle is well-equipped with local amenities, including first-class shopping facilities in the town centre and excellent public transport links, making it a convenient location for families and commuters alike. This property is sure to attract interest, so early viewing is highly recommended to avoid disappointment.

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 "E"

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.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

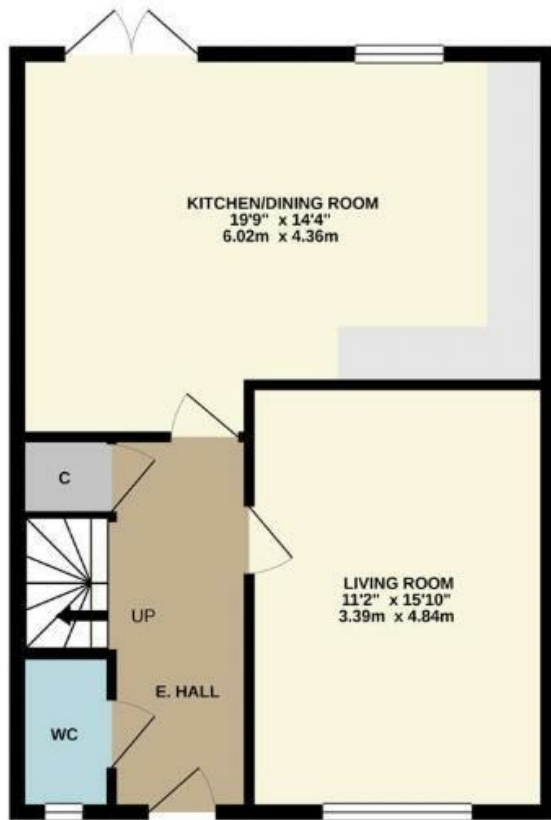
TENURE

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

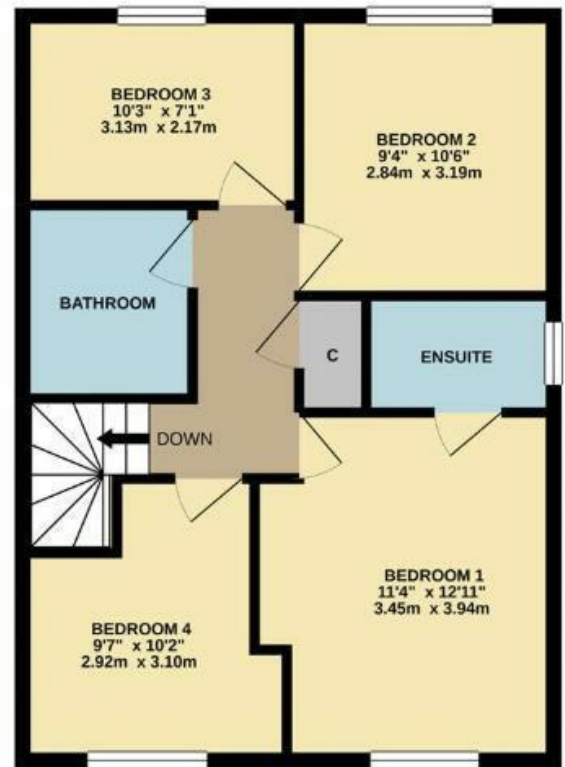
VIEWINGS

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

GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1105 sq.ft. (102.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		84 94
(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			
(92 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	

