



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **34 Buttfield Road, Hessle, HU13 0AS**

### **£200,000**

BEAUTIFULLY UPDATED THREE-BEDROOM SEMI-DETACHED HOME IN THE HEART OF HESSLE, OFFERING SPACIOUS LIVING, A STUNNING REAR GARDEN PERFECT FOR ENTERTAINING, AND A FANTASTIC LOCATION WITHIN WALKING DISTANCE OF SHOPS, SCHOOLS, CAFÉS, RESTAURANTS, AND EXCELLENT TRANSPORT LINKS. IDEAL FOR FAMILIES SEEKING A HOME READY TO MOVE STRAIGHT INTO.

Nestled on the charming Buttfield Road in Hessle, this stunning semi-detached house offers a delightful blend of modern living and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The current owners have thoughtfully updated the home, creating an inviting atmosphere that welcomes you from the moment you step inside.

Upon entering, you are greeted by a spacious entrance hall that leads to a convenient w/c. The lounge diner is a highlight of the home, featuring elegant sliding doors that open onto a superb rear garden. This outdoor space is ideal for entertaining, complete with seating areas, a barbecue, and a play area for children, making it a perfect retreat for family gatherings or quiet evenings. The property features two generous double bedrooms and a single bedroom, all of which are complemented by a modern family bathroom, ensuring comfort and style throughout.

Location is key, and this home does not disappoint. Situated within walking distance of Hessle's vibrant amenities, residents can enjoy access to well-regarded primary and secondary schools, a variety of shops, café bars, restaurants, and public houses. The township is well-served by public transport, with a bus terminus and a railway station conveniently located in the Square. Additionally, excellent road connections via the A63 and Clive Sullivan Way provide easy access to Hull City Centre, just five miles to the east, as well as the Humber Bridge and the national motorway network to the west.

### **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 "B"

### **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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

