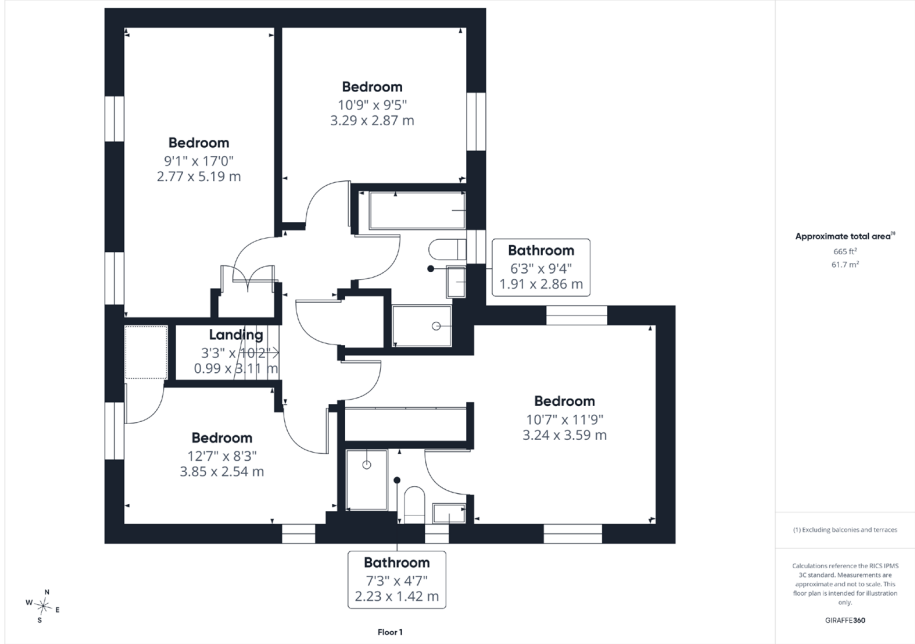
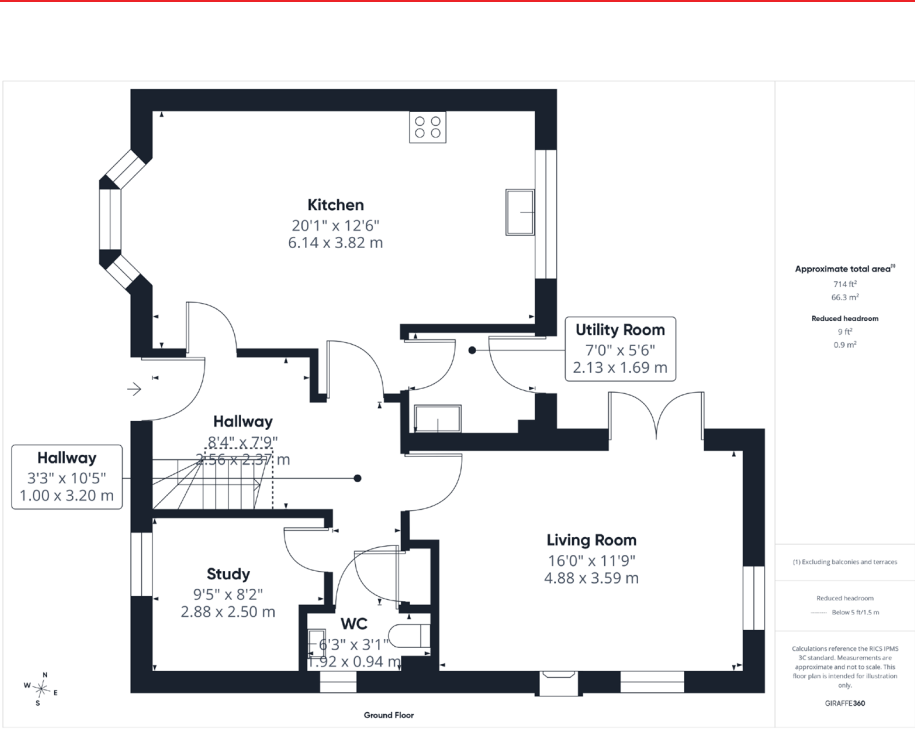




Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HEATING AND INSULATION
The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'F'.

VIEWING
Strictly by appointment with the sole agents on 01482 866844.



Asking Price
£375,000

**7 Greenfield Avenue,
Hessle,
HU13 0FS**



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



7 Greenfield Avenue, Hessle, HU13 0FS

DESCRIPTION

A very well presented 4 bedroom detached house offering around 1500 sq ft of space and occupying an appealing location on this sought after Hessle development. The house occupies a corner position and overlooks the large green area to the front of the house and to woodland beyond. With 4 double bedrooms (master en suite), a large dining kitchen as well as a study and living room it will have wide appeal. Early viewing is essential!

This lovely detached home offers around 1500 square feet of space, an attractive corner position and a lovely outlook over an open green area. In this area and at this price early viewing is essential to avoid disappointment. The attractive garden features a garden room with a bar and decked area and is quite private for an estate garden. The spacious dining kitchen and living room, which have windows to two aspects, are supplemented by a very useful study to the ground floor. The master bedroom has extensive wardrobes as well as its en suite shower room and there are three further double bedrooms and a bathroom to the first floor. The accommodation in full comprises: an attractive Entrance Hall, WC Cloaks, a Living Room, a Study with windows to two aspects including French doors to the garden, a spacious Dining Kitchen with a range of integrated appliances and a Utility Room. To the first floor is a Master Bedroom with an En Suite Shower Room, 3 further Double Bedrooms and a Bathroom.

There are lawned gardens to the front with a hedge to the perimeter and a driveway with parking space for a couple of cars leads to a detached brick built garage. The attractive rear gardens feature a patio area, a decked area and a summer house but otherwise are largely laid to lawn. They are quite private and open on the south side so should enjoy good levels of sunlight.

Only an internal inspection will allow you to fully appreciate this lovely home but we also have a 360 degree tour available which will provide an excellent insight in the first instance.

ACCOMMODATION

Entrance Hall - an attractive entrance hall with a turn staircase to the first floor.

WC Cloaks - with a low flush WC, wash hand basin and window to the side.

Living Room - an attractive room with light from three aspects provided by two windows and French doors leading onto the garden.

Study - a good sized study with a window to the front.

Dining Kitchen - a spacious room with a bay window to the front and a further window to the rear. There is an attractive range of base and wall mounted fitted units with integrated appliances including a fridge freezer, dishwasher, electric double oven and 5-ring gas hob. There is also a stainless steel 1.5 bowl sink and drainer.

Utility Room - with a stainless steel sink and single drainer, plumbing for a washing machine and door to the rear.

First Floor Landing

Master Bedroom - an attractive double bedroom with windows to two sides. There is a good run of wardrobes on the entry area to the bedroom.

En Suite Shower Room - a three piece suite with a shower unit, low flush WC and wash hand basin along with a window to the side.

Bedroom 2 - a good sized double bedroom with two windows to the front and a built in cupboard.

Bedroom 3 - a double bedroom with windows to two aspects and a built in wardrobe.

Bedroom 4 - a double bedroom with a window to the rear.

Bathroom - with a four piece suite in white comprising a panelled bath, shower unit, pedestal wash hand basin and low flush WC. Window to the rear.

OUTSIDE

Driveway and Garage - a single driveway with space for a couple of parked cars leads to a detached brick built garage with an up-and-over door and a courtesy door to the side.

Gardens - to the front of the house there is a lawned garden with a hedge to the perimeter and an attractive rear garden which is largely laid to lawn with a paved patio and an area of timber decking with a pergola over. There is a good sized timber summer house with French doors opening onto the decking area. The garden has a brick wall and timber fencing to the perimeter and there is no property immediately to the south side of it ensuring a good level of sunlight.

