



Westbourne Grove, Hesse, HU13 0QL
£174,950


Bannister

Westbourne Grove, Hessle, HU13 0QL

Key Features

- Excellent Location and Well Presented Mid-Terrace Property
- Situated On A Popular Tree Lined Road
- Entrance Porch, Entrance Hall, Two Reception Rooms
- Breakfast Kitchen, Bathroom, Landing
- 3 bedrooms, Cloakroom/w.c., Loft Area with Fixed Staircase
- Enclosed Rear Garden, Early Viewing Essential
- EPC - D

Situated on the desirable Westbourne Grove in Hessle, this charming terraced house offers an excellent opportunity for first-time buyers, families, or those looking to settle in a well-established and convenient location. Set along a pleasant, tree-lined road, the property is ideally positioned close to the excellent range of shops, cafés, amenities and facilities available in Hessle Town Centre.

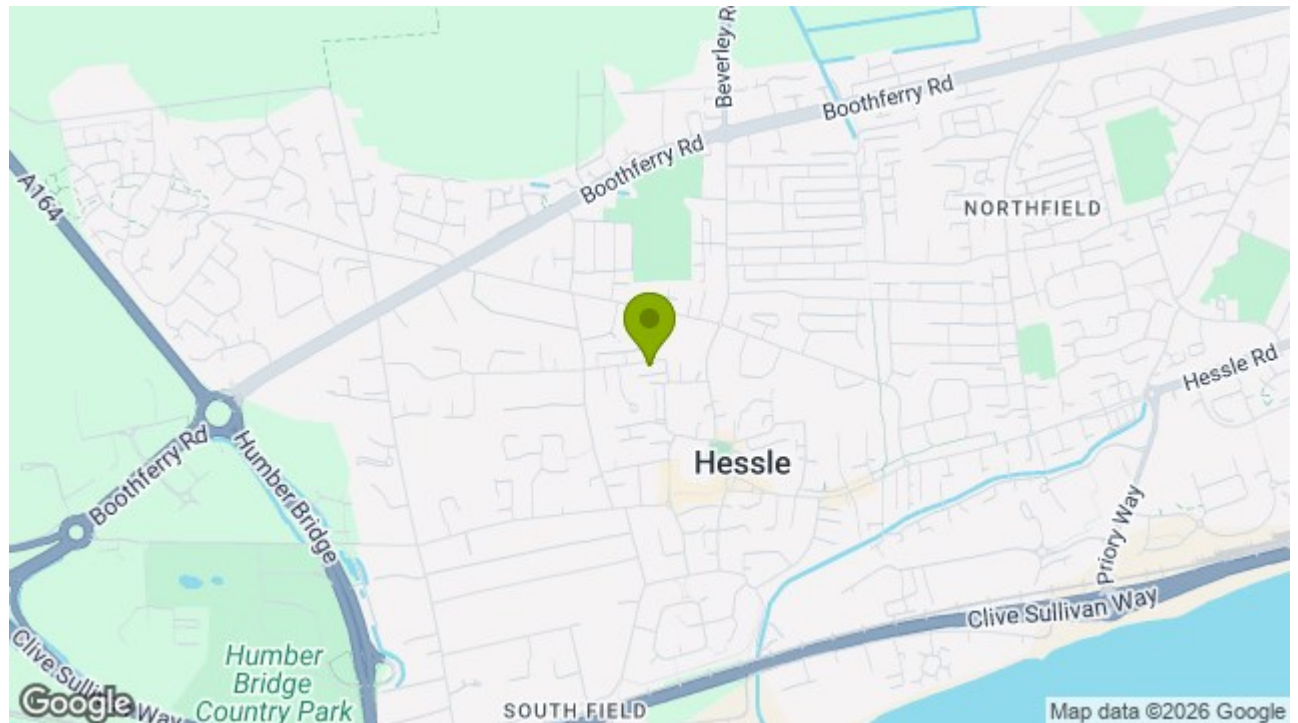
The ground floor briefly comprises an entrance porch leading into a spacious entrance hall, two well-proportioned reception rooms, a breakfast kitchen and a family bathroom fitted with a four-piece suite.

To the first floor are three well-sized bedrooms, together with a separate cloakroom/WC. The property also benefits from a loft area, providing useful additional storage and potential for a variety of uses, subject to any necessary permissions.

Externally, the property benefits from a front forecourt and a rear garden, providing an ideal space for outdoor relaxation and entertaining.

This attractive property offers spacious and versatile accommodation in a sought-after Hessle location. Early viewing is highly recommended to fully appreciate the size, character and potential this lovely home has to offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





HESSLE

The Town of Hessle is well served for local amenities with first class shopping facilities available within the Town Centre, public transportation & local primary and secondary schools. Good road and rail connections are available with a local train station off Southfield, and the A63 dual carriageway running nearby to the South of the town, allowing convenient access to Hull City Centre and the national motorway network.

GROUND FLOOR

ENTRANCE PORCH

with double glazed entrance door.

ENTRANCE HALL

with entrance door and stairs to the first floor.

LOUNGE

10'6 into bay x 10'3 (3.20m into bay x 3.12m)
with double glazed square bay window and fire.

DINING/SEPARATE SITTING ROOM

13'2 x 13'5 (4.01m x 4.09m)
with double glazed window to the rear elevation, understairs cupboard and feature fireplace with fire.

BREAKFAST KITCHEN

14'3 x 8'4 (4.34m x 2.54m)
with a range of base and wall units, drawers, sink unit, laminate work surfaces, gas hob, electric oven, extractor, built in fridge and freezer, tiled floor, plumbing for washing machine, inset lights, splash back tiling and double glazed window to the side elevation.

BATHROOM

8'10 x 8'4 (2.69m x 2.54m)
with a four piece whites suite, comprising bath with

shower over, wash hand basin w.c. and walk-in shower double glazed window to the rear elevation.

FIRST FLOOR

BEDROOM 1

13'2 x 13'5 (4.01m x 4.09m)
with a double glazed window to the rear elevation and a range of built in wardrobes, with access leading to the third bedroom.

BEDROOM 2

7'5 x 13'5 (2.26m x 4.09m)
with a double glazed window to the front elevation and a large walk-in wardrobe.

BEDROOM 3

7'8 x 8'7 (2.34m x 2.62m)
with a double glaze window to the rear elevation.

CLOAKROOM/W.C.

with w.c.

SECOND FLOOR

LOFT AREA

14'3 x 11'10 (4.34m x 3.61m)
with a velux window.

EXTERNAL

Outside is a forecourted paved area with brick wall forming boundary and gate. To the rear is a paved garden for ease of maintenance with shed, fencing forming boundary and gate.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (East Riding Of Yorkshire/ Hull City Council). We would recommend a purchaser make their own enquiries to verify this.
VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the



vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and

prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

TENURE.

We understand that the property is Freehold.



