



Mentone House, Westhill, Hesse, HU13 0ER  
Asking Price £179,000

Philip  
**Bannister**  
Estate & Letting Agents



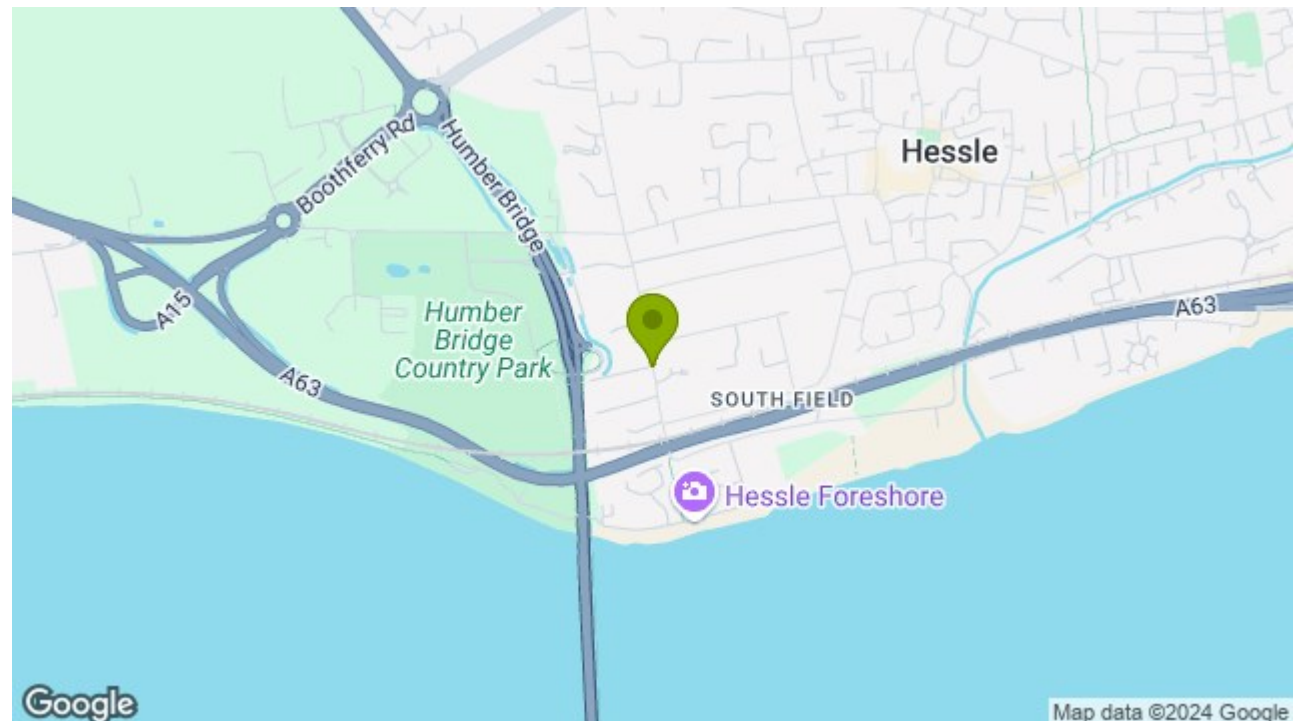
# Mentone House, Westhill, Hessle, HU13 0ER

A fabulously appointed spacious first floor apartment within a traditional residence dating back to 1869 with views of private grounds and the Humber Bridge. The property can be reached by a communal entrance hall with lovely features and intercom system. The grounds are accessed and exited via a remote controlled security system. Viewing essential to appreciate the quality of accommodation offered by this fine apartment. The property briefly comprises Communal entrance hall, private entrance hall, cloakroom/w.c., lounge/dining area, kitchen, 2 bedrooms, master with ensuite bathroom and bedroom 2 with ensuite shower room. Early Viewing is a Must

## Key Features

- Fabulously Appointed Dwelling
- First Floor Apartment
- Communal and Private Entrance Hall
- Good Sized Lounge, Kitchen, Cloakroom/w.c.
- 2 Bedroom, 2 Bathrooms,
- Private Communal Grounds
- Parking via Remote Access Entry & Exit
- EPC - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## COMMUNAL ENTRANCE HALL

A wide door entry into a Porch area with glazed door opening out into an impressive long Hall with traditional tiled floor, ornate cornices, stain glassed window and leading to a gently sloping staircase providing access to the first floor

## PRIVATE ENTRANCE HALL

With entrance door and radiator.

## LOUNGE

17'1 into bay x 15'7 (5.21m into bay x 4.75m) with angle bay window to the front elevation, further window to the side elevation, picture rail, coving and radiator.

## KITCHEN

7'4 x 11'8 (2.24m x 3.56m)  
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, plumbing for an automatic washing machine, coving to the ceiling, and glazed window to the side elevation.

## CLOAKROOM/W.C.

With low level wc and wash hand basin.

## BEDROOM 1

16' x 16'8 max measurements (4.88m x 5.08m max measurements)

With window to the side elevation, radiator, coving to the ceiling and fitted wardrobes.

## ENSUITE BATHROOM

With a four piece white suite, comprising bath, wash hand basin, shower cubicle, low level wc, extractor fan, towel style radiator, splash back tiling, tiled floor and double glazed window to the side.

## BEDROOM 2

12'6 x 8'7 (3.81m x 2.62m)

With glazed window to the front elevation, radiator, and coving to the ceiling.

## ENSUITE SHOWER ROOM

With an three piece white suite comprising, shower cubicle, low level wc, vanity wash hand basin, radiator, tiled to walls, tiled floor and extractor fan.

## EXTERNAL

Outside the property sits in well mature and manicured communal grounds with parking and electric security gates.

## 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 some secondary double glazing.

SECURITY - The property has the benefit of an intercom security system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for

this property is Band D . (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 £120 Hamers£100 Lockings Solicitors £100

### TENURE.

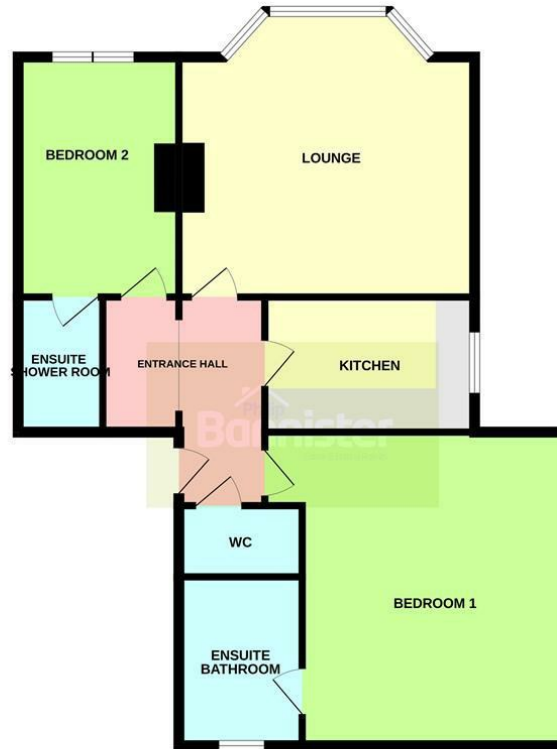
We understand that the property is Leasehold







GROUND FLOOR



APARTMENT 3, MENTONE HOUSE, WESHILL, HESSLE HU13 0ER

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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