



Trinity Grove, Hessele, HU13 0SQ  
£169,950


Philip  
**Bannister**  
Estate & Letting Agents

# Trinity Grove, Hessle, HU13 0SQ

This property is a true hidden gem. 'A stones throw away' from Tower Hill Park this wonderfully presented property is perfect for the first time buyer. With generous and flexible living space, well proportioned bedrooms and a converted loft \*not to regulations. With a wonderful garden and off-street parking, there is so much to love. Do not miss out.

## Key Features

- Rarely Available
- Fabulously Presented
- Gorgeous South Facing Garden
- Ample Living Space
- Parking to the Rear
- Superb Kitchen
- Contemporary Bathroom
- 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>		
(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.

## GROUND FLOOR;

### PORCH

Providing access to the accommodation.

### LIVING ROOM

12'10 x 10 + bay (3.91m x 3.05m + bay)

A generous bay fronted living room with shutter blinds and a cosy log burning stove.

### INNER HALL

With stairs off.

### DINING / SITTING AREA

12'5 x 12'10 (3.78m x 3.91m )

A flexible reception space ideal for both dining and sitting with cupboard off, window to the rear elevation and open to the Kitchen.

### KITCHEN

7'11 x 11'2 (2.41m x 3.40m )

A fabulously presented kitchen with modern white gloss wall and base units, quartz worksurfaces and upstands with a tiled splashback. Integrated appliances include Electric Double Oven, 5 ring Gas Hob, Extractor Hood, Fridge/Freezer and a Composite Sink Unit. Further benefitting from a window to the side elevation, laminate wood flooring and a door to the rear.

## WC

With low flush WC, wash hand basin and a window to the side elevation.

## FIRST FLOOR;

### BEDROOM 1

12'10 x 10 (3.91m x 3.05m)

A bedroom of double proportions with window to the front elevation and a fitted wardrobe.

### BEDROOM 2

12'5 x 8'8 (3.78m x 2.64m )

A further bedroom of double proportions with window to the rear elevation.

### BATHROOM

7'11 x 10'6 (2.41m x 3.20m )

With a three piece suite comprising of a panelled bath with overhead electric shower, low flush WC and a wash hand basin. Further benefitting from a heated towel rail, wall mounted storage cupboard, partially tiled walls and a window to the rear elevation.

## LOFT AREA;

### LOFT ROOM

15'7 x 10'8 (4.75m x 3.25m )

\*Not to building regulations\* A versatile addition to the property with fixed staircase, Velux window and eaves storage.

## EXTERNAL;

### FRONT

A beautifully maintained south facing garden with shaped lawn, herbaceous borders and a block paved patio area.

## REAR

With artificially turfed lawn and an off-street parking space.

## 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 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.

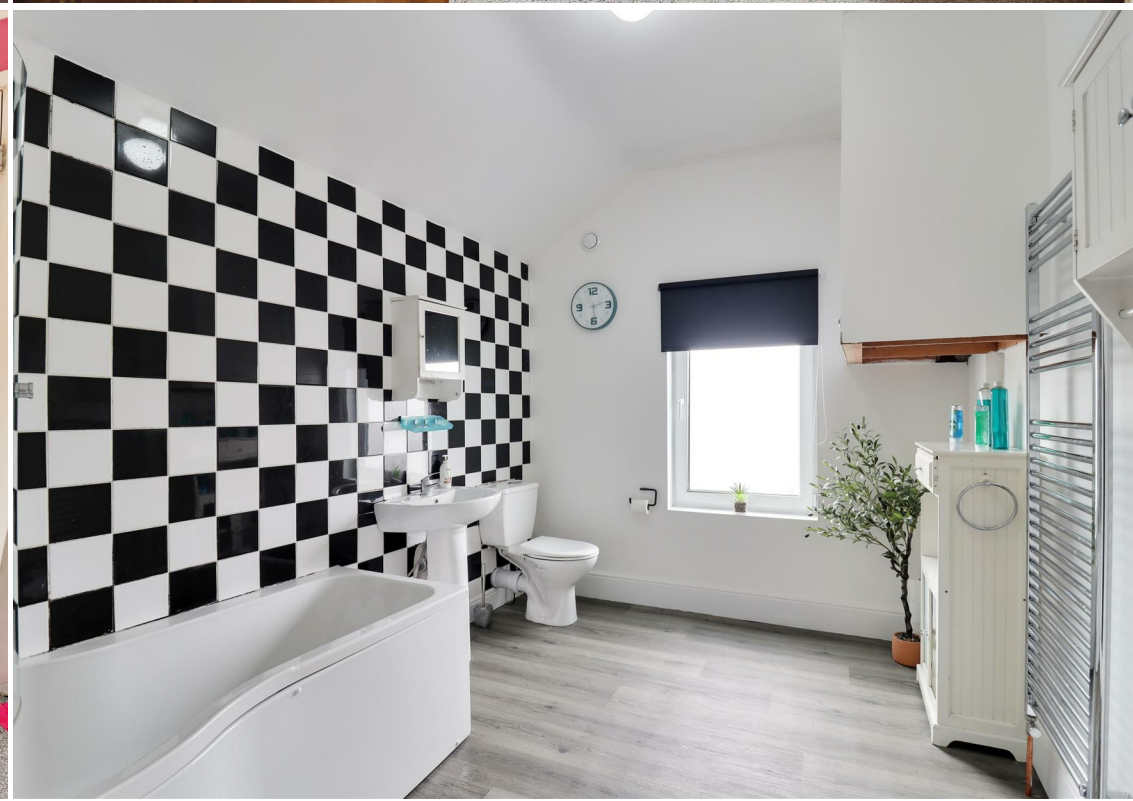
## TENURE

We understand that the property is Freehold.

## 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.

### THINKING OF SELLING?

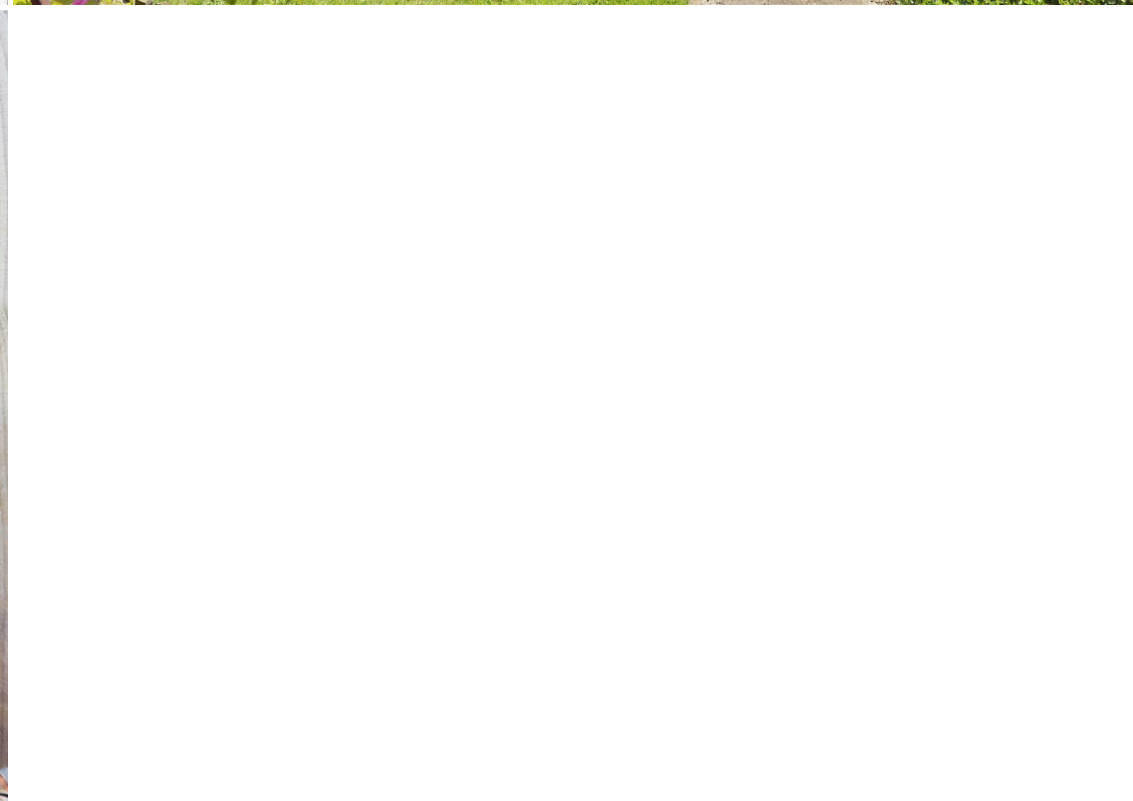
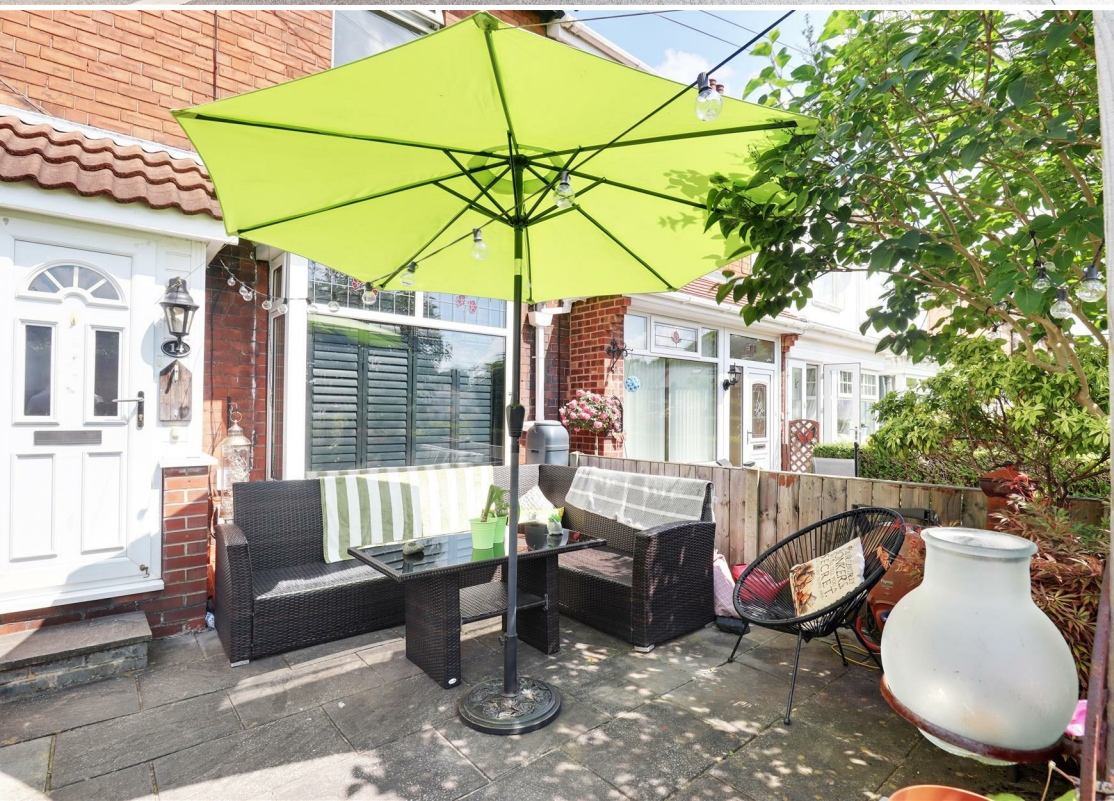
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### 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 NTSTEAT 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



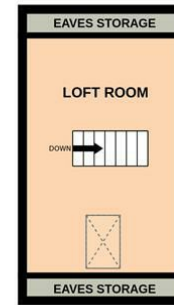
GROUND FLOOR  
464 sq. ft. (43.1 sq.m.) approx.



1ST FLOOR  
406 sq. ft. (37.7 sq.m.) approx.



LOFT AREA  
201 sq. ft. (18.7 sq.m.) approx.



TOTAL FLOOR AREA - 1072 sq. ft. (99.6 sq.m.) approx.

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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58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN  
Tel: 01482 649777 | Email: info@philipbannister.co.uk  
www.philipbannister.co.uk

