



Westbourne Grove, Hesse, HU13 0QG  
£190,000

Philip  
**Bannister**  
Estate & Letting Agents

# Westbourne Grove, Hessle, HU13 0QG

A wonderful property located on the ever popular Westbourne Grove. This spacious and vastly extended family home has been remodelled and renovated by its current owner to provide ample space for the growing family. Situated in close proximity to all of Hessle's fantastic amenities, this is certainly a property not to be missed.

## Key Features

- Sought After Location
- 3 Bedrooms
- Contemporary Shower Room
- Generous Living Accommodation
- Recently Renovated Throughout
- Loft Room (not to regs)
- EPC =

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		
	36	79
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 HALL

Providing access to the accommodation.

### THROUGH LIVING ROOM

27'4 into bay x 12'9 max (8.33m into bay x 3.89m max )

A generous and flexible reception space with enough room for both living and dining if needed. With bay window to the front elevation and a window to the rear elevation.

### KITCHEN

11'9 x 7'8 (3.58m x 2.34m )

With white gloss wall and base units, laminated work surfaces and a tiled splashback. With space for a Gas cooker, Fridge and plumbing for an Automatic Washing Machine.

### DINING AREA

9'1 x 7'3 (2.77m x 2.21m )

A versatile reception space currently utilised as a dining area with French doors to the rear garden.

## FIRST FLOOR;

### BEDROOM 1

12'9 x 10'5 (3.89m x 3.18m )

A bedroom of double proportions with window to the front elevation.

### BEDROOM 2

11'8 x 7'8 (3.56m x 2.34m )

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

### BEDROOM 3

7'5 x 6'3 max (2.26m x 1.91m max)

A bedroom of single proportions with window to the rear elevation.

### SHOWER ROOM

5'11 x 6'2 (1.80m x 1.88m)

A contemporary three piece shower room with a walk-in shower cubicle, low flush WC and a vanity wash hand basin. Further benefitting from partially tiled walls.

## LOFT AREA;

### LOFT ROOM

11'5 x 11'2 (3.48m x 3.40m)

A great addition to the property with a fixed staircase, Velux window and eaves storage. (not to regulations).

## EXTERNAL;

### FRONT

A walled forecourt with footpath leading to the front door.

### REAR

With shaped lawn, patio area, timber fence 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 B (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

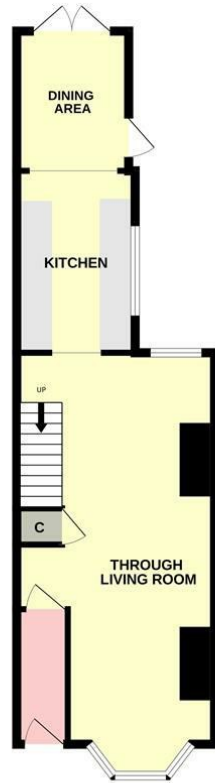
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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 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



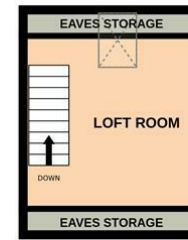
GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
280 sq.ft. (25.3 sq.m.) approx.



2ND FLOOR  
167 sq.ft. (15.5 sq.m.) approx.



TOTAL FLOOR AREA - 1018 sq.ft. (94.6 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](mailto:info@philipbannister.co.uk)  
[www.philipbannister.co.uk](http://www.philipbannister.co.uk)

