



West Hill, Hessle, HU13 0ER
£1,050 Per Calendar Month



Platinum Collection

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OFFERED UNFURNISHED - Fabulously appointed spacious first floor apartment within traditional residence dating back to 1869 with views of private grounds and the Humber Bridge.

Remote controlled access via entry and exit points. Viewing essential to appreciate the quality of accommodation offered by this fine apartment.



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Key Features

- OFFERED UNFURNISHED
- Fabulously Appointed First Floor Apartment
- 2 Bedrooms / 2 Bathrooms
- Large Lounge with Balcony
- Superb Dining Kitchen
- Views Of Private Grounds & Humber Bridge
- Remote Access Entry & Exit
- Parking Area At Front
- Gas Central Heating
- EPC = C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

INTRODUCTION

Located off West Hill, Mentone House was constructed in 1869 and is one of eight villas built by The Charterhouse, the first lessee of the property was believed to be James Reckitt. This fabulous property has been transformed into several unique high quality apartments. Residents have the advantage of communal use of the grounds. The property is secured by high fencing and remote controlled gates at entry and exit points. There is a communal parking area in front of the building. The current owners have undertaken a careful schedule of improvement and additions to their first floor apartment whilst retaining and enhancing the traditional styling of the overall building featuring high ceilings, plaster cornices and deep skirting. A south facing living space and balcony have views over the private grounds and views of the Humber Bridge.

COMMUNAL HALL & STAIRWAY

A wide door entry into a Porch area with glazed door opening out into an impressive long Hall with traditional tiled floor and ornate cornices and leading to a gently sloping staircase with two glazed windows on the Landing. At first floor level there is a door leading to a shared Lobby for Apartment 3 & 4. This Lobby has fitted storage cupboards used by the owners.

ENTRANCE HALL

With plaster cornices and access to Lounge and Dining Kitchen.

LOUNGE

16'11 x 14'10 plus bay (5.16m x 4.52m plus bay)
A calm and spacious living area with high ceilings complimented by traditional plaster cornices. A bay

window offers a south facing aspect and a side door leads to a small balcony and fire escape. A decorative traditional period fireplace features inset tiling, cast iron draw hood and dark hearth.

DINING KITCHEN

20' max x 14'9 max (6.10m max x 4.50m max)
This delightful preparation/eating/relaxing room has been thoughtfully designed to maximise space and culinary usage. The kitchen features cream fronted base and wall cupboards (some curved) and shaped granite work surfaces. Integrated appliances include a stainless steel fronted electric oven, induction hob unit, microwave oven, stainless steel chimney extractor hood and dishwasher. Enclosed space for plumbed washing machine and tumble dryer, space for free standing refrigerator/freezer. Undermounted 1.5 bowl white ceramic sink unit. "Karndean" flooring throughout and wall mounted central heating unit. A large Dining/Relaxing area then leads to an Inner Hall via a hardwood glazed door.

INNER HALL

Offers access to Bedrooms & Bathrooms and has access to an eaves storage area.

BEDROOM 1

16' max x 14'9 max (4.88m max x 4.50m max)
Accessed via an Inner Hall, this spacious Bedroom has fitted wardrobes to two walls and space for sofa/desk. Access to Bathroom from Inner Hall.

BATHROOM

8'1 max x 7'5 max (2.46m max x 2.26m max)
Luxuriously fitted with white suite incorporating an oval shaped traditional styled claw foot bath with traditional shower attachment, pedestal wash basin and low flush WC, chrome heated towel warmer/radiator, laminated wood effect flooring.

BEDROOM 2

12'10 x 11'10 (3.91m x 3.61m)
A cosy very well fitted Bedroom with wardrobes to two walls and low cupboards to one wall plus access to eaves storage. Door access into En-suite Shower Room

EN-SUITE SHOWER ROOM

7'1 max x 6'9 max (2.16m max x 2.06m max)
Has fully tiled walls and floor, white low flush WC and circular vanity basin with ceramic base, walk-in to plumbed shower area, chrome towel warmer/radiator.

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 sealed unit double glazing to sash windows and replacement uPVC double glaze frames to Bathroom & Bedroom 2.

COUNCIL TAX - From an online check we are led to believe that the Council Tax band for this property is Band D. (East Riding Of Yorkshire Council). We would recommend prospective tenants make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

TENURE INFORMATION

The property is Leashold.
We understand that the property is leasehold with a 125 year lease commencing in June 2001. There is an annual ground rent payable by the landlord in January at £50 per annum. A monthly service charge



is payable by the landlord at a rate of £100 per month. A management company is currently operated by the residents of the apartments.

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)

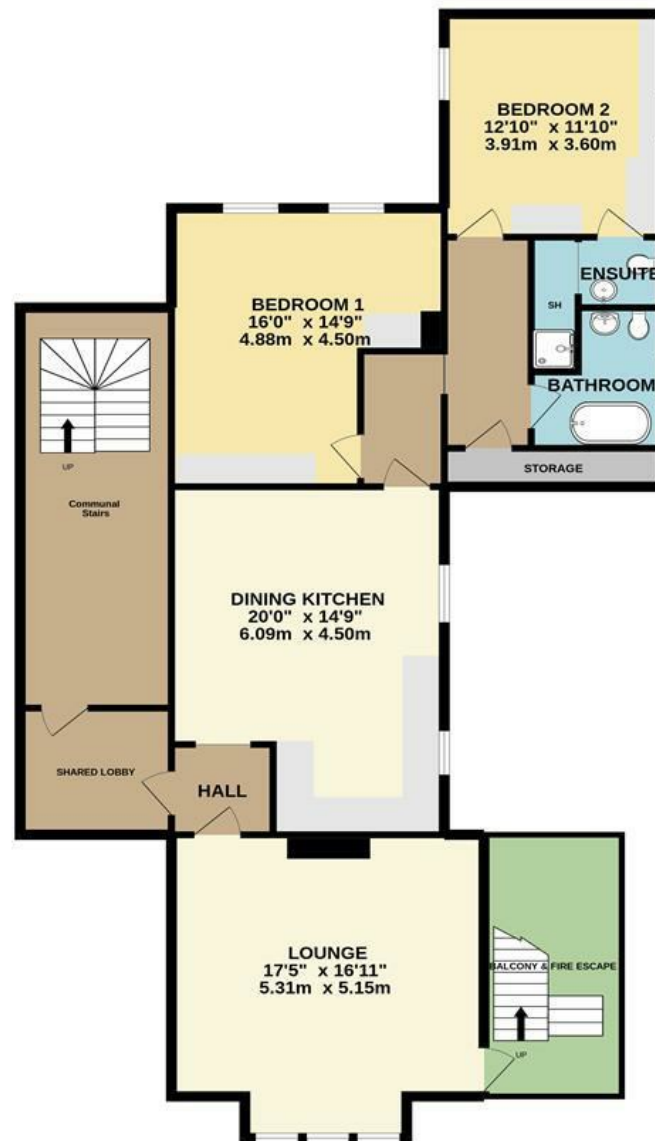
TENANCY INFORMATION

A minimum of 6 months (Assured Shorthold)
We will require One Months rental in advance.
Bond/Deposit equal to One Months rent.
Sorry - No smokers.
Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£242.30). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If your application is successful, the holding deposit then forms part payment of your first months rent.





GROUND FLOOR
1081 sq.ft. (100.4 sq.m.) approx.



TOTAL FLOOR AREA : 1081sq.ft. (100.4 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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