



Westbourne Grove, Hessle, HU13 0QG

£225,000

Philip  
**Bannister**  
Estate & Letting Agents  
Platinum Collection



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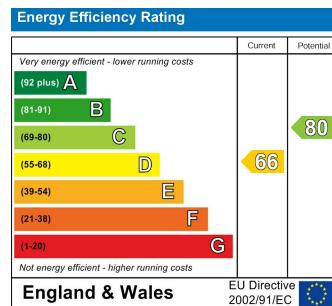
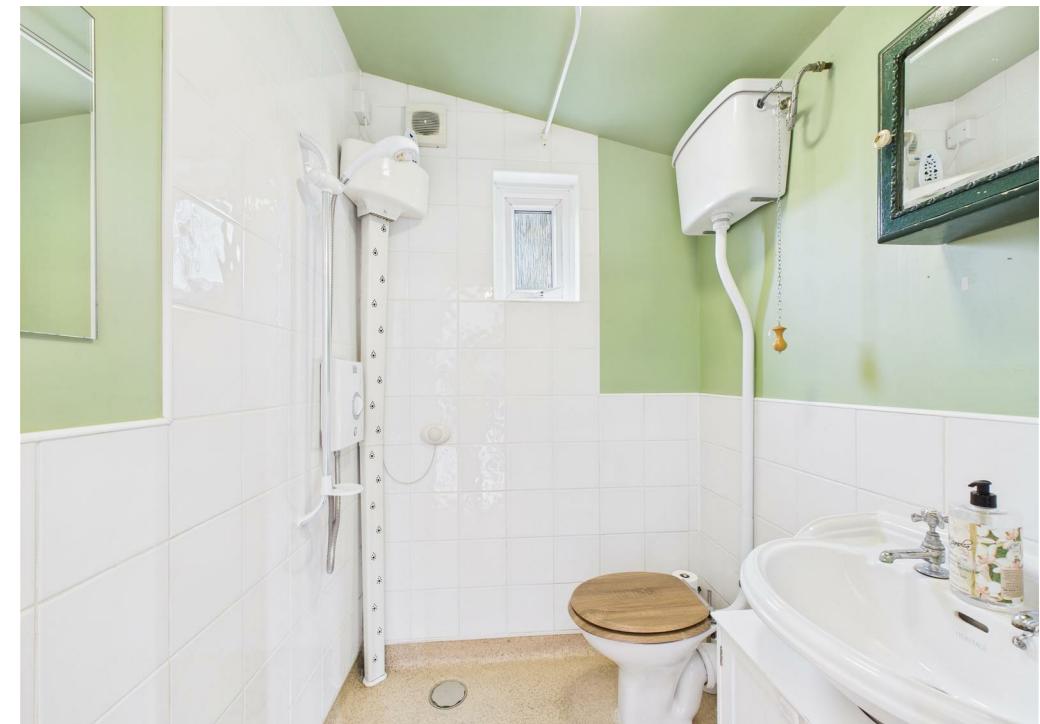
Offered with no onward chain, this character-filled three-bedroom end-of-terrace home is located in a highly sought-after and well-established part of Hessle. Bursting with original features, the property boasts two spacious reception rooms, a bright breakfast kitchen, and a ground floor wet room. Upstairs offers three generously sized bedrooms and a modern family bathroom. With its superb location close to local amenities, schools, and transport links, this charming home is ideal for families looking for space, style, and convenience. Early viewing is a must!



# Westbourne Grove,, Hessle, HU13 0QG

## Key Features

- No Onward Chain
- Well Proportioned Bedrooms
- Ample Character and Charm
- Sought-After Location
- Perfect Family Home
- Garage & Off-Street Parking
- Versatile Reception Space
- EPC = D



## 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 with tiled flooring, a radiator, and ceiling light fitting. Convenient access is provided to a wet room and a utility cupboard with shelving, tiled floor, and plumbing for a washing machine. uPVC double-glazed windows and French doors to the front aspect allow plenty of natural light and create a welcoming atmosphere.

#### WET ROOM

Wet room comprising a shower area with electric shower, body dryer, and splashback tiles. Includes a pedestal wash basin, WC, and heated towel rail. Also features an extractor fan, ceiling light fitting, and a uPVC double-glazed window to the side elevation.

#### BREAKFAST KITCHEN

The kitchen area features tiled flooring, two radiators, and two ceiling light fittings. It is well-equipped with a range of base, drawer, and wall-mounted units, complemented by laminated work surfaces and splashback tiling. Appliances include an Electric Double Oven, Electric Hob with Extractor Hood and a stainless steel sink unit. There are designated spaces for an under-counter fridge and

separate freezer. Further benefitting from windows to the side and rear elevations.

#### SITTING/DINING ROOM

A charming and versatile reception room featuring a sash-style bay window to the front aspect, wood flooring, and a feature fireplace. Additional highlights include a radiator, storage cupboard, ceiling light fitting, and a door leading through to the dining kitchen.

#### LIVING ROOM

A characterful room boasting a sash window to the front and a sash-style bay window to the side, allowing for plenty of natural light. Features include an original slate fireplace, wood flooring, a radiator, and ceiling light fitting.

#### FIRST FLOOR;

#### BEDROOM 1

A bedroom of double proportions with additional features including a feature fireplace, radiator, ceiling light fitting, and a convenient walk-in wardrobe

#### BEDROOM 2

A further double bedroom with fitted wardrobes, feature fireplace, windows to the side and front elevations.

#### BEDROOM 3

A generous bedroom with fitted wardrobes and window to the side elevation.

#### BATHROOM

This generously sized bathroom combines classic style with modern convenience, featuring a freestanding roll-top bath, separate shower cubicle with electric shower, vanity sink unit, and WC.

Finished with partially tiled walls, wood flooring, and complemented by a radiator, ceiling light, and two uPVC windows to the front elevation.

#### EXTERNAL:

The property benefits from front side and rear gardens with wrought iron fencing, timber gate and fencing, shaped lawn and access to the garage.

#### PARKING

The property benefits from a gated driveway accessed via a tenfoot to the rear of the property.

#### GARAGE

Single detached garage.

#### 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.



## AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

## 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 £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)







Approximate total area<sup>(1)</sup>  
1143 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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