



72 Westbourne Grove, Hessle, HU13 0QL

£194,950







# 72 Westbourne Grove

Hessle, HU13 0QL

- FULLY RE-MODELLED INTERIOR
- READY TO MOVE IN LIVING
- BATHROOM + W.C.
- CHARACTER FEATURES
- SOUTH FACING AND PRIVATE GARDENS
- CHARACTER STREET SCENE
- 3 BEDROOMS
- TWO LARGE RECEPTION ROOMS
- NO ONWARD CHAIN
- FULL REPLACEMENT ROOF

FULLY RE-MODELLED HOME IN TREE-LINED CHARACTER SETTING.

Offered for sale is this charming three bedroom Victorian home, located a moments walk away from the amenities that Hessle Village Centre has to offer.

Retaining a wealth of character and period features having been enhanced and improved to a good specification over recent years to provide a home of genuine appeal and being suitable for a selection of purchaser profiles.

The generously sized accommodation comprises; Hallway, Reception Lounge with feature bay, Sitting Room/Dining Room, Kitchen, Rear Hallway and W.C. To the first floor level, Three Bedrooms are accessed from a central landing area with House Bathroom also.

To the property rear a generously sized South facing garden offers excellent levels of privacy.

Presented to the market with No Onward Chain with internal viewing highly advised.

An excellent first time buyer, downsizer or investment opportunity.



£194,950



## GROUND FLOOR

### ENTRANCE VESTIBULE / HALLWAY

Accessed via composite entrance door leading to entrance hallway, with staircase approach to first floor level, access to two ground floor reception spaces, Victorian tile effect floor covering. Leads to...

### RECEPTION LOUNGE

(plus walk-in bay window)  
With uPVC double glazed window to the front outlook allowing an abundance of natural daylight, a central focal point is provided via fire insert with decorative tiled surround, hearth and mantel, a number of traditional details include ornate ceiling coving, suitably sized to accommodate furniture suite.

12'8" x 8'9" (3.88 x 2.68)

### DINING ROOM / SITTING ROOM

With uPVC double glazed window to rear, a versatile and flexible space being generously proportioned, with potential to be used as a dedicated dining area or second reception space, understairs storage cupboard, gas fire insert with tiled surround and hearth. Open plan through to...

12'11" x 13'4" (3.95 x 4.08)

### KITCHEN

Immaculately appointed throughout with uPVC double glazed window to the South facing garden outlook, LVT flooring, Shaker style wall and base units in contemporary colourway, contrasting work surface, low level oven, integrated dishwasher, 1.5 bowl sink and drainer with mixer tap, four ring ceramic hob with extractor canopy over, space for washing machine and fridge freezer, modern radiator. Leads through to...

10'8" x 8'3" (3.27 x 2.52)

### INNER HALLWAY

With uPVC double glazed access door to garden and mid level socket points.

5'7" x 2'10" (1.72 x 0.87)

### W.C

With uPVC double glazed privacy window to rear elevation, low flush w.c, wall mounted basin with tiling to splashback, contemporary heated towel rail.

5'4" x 2'10" (1.63 x 0.87)

## FIRST FLOOR

### LANDING

A split level landing gives access to three bedrooms and house bathroom.

### BEDROOM ONE

Of double bedroom proportions with space for freestanding bedroom furniture, storage cupboard, uPVC double glazed window to front.

10'4" x 13'2" (3.15 x 4.03)

### BEDROOM TWO

(at longest and widest point)  
With uPVC double glazed window to rear and of a generous size.

13'0" x 9'8" (3.97 x 2.97)

### BEDROOM THREE

With uPVC double glazed window to rear, of a generous size for a third bedroom. Cupboard housing Ideal combination boiler.

8'3" x 8'4" (2.53 x 2.56)



#### HOUSE BATHROOM

With uPVC privacy window to rear, being well formatted with an immaculate four piece white suite with contemporary black tap furniture, includes panelled bath, corner shower cubicle with sliding doors, centrally mounted rainfall showerhead and control in contemporary black finish, inset basin to vanity unit, low flush w.c, contemporary style radiator, Sage Metro style tiling, complemented by Victorian style flooring.

#### OUTSIDE

Westbourne Grove remains conveniently positioned in a central Hessle location being a short distance walk to a range of services and amenities. The immediate setting offers a tree-lined streetscene with a number of similarly styled Victorian terraced houses, offering a pleasant and discreet environment.

A low level wall exists to the front boundary perimeter, a detailed wrought iron access gate leads to the property entrance.

To the rear of the property, a hard landscaped patio extends from the immediate building footprint, with pathway leading to the rear boundary, artificial lawn, herbaceous planting, raised borders and edging, the South facing aspect enjoys good levels of privacy and seclusion.

#### AGENTS NOTE

The property has been fully modernised and improved to a high standard throughout offering ready to move in living, with no onward chain. oak internal doors throughout. Viewing is recommended via the sole selling agent Stanfords Grays.

#### FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

#### SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the E.R.Y.C council tax band is currently 'B'.

#### TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

#### VIEWING

Strictly by appointment with sole selling agents, Stanfords Grays.

Website- Stanfords.com Tel: (01482) - 631133

E-mail: swansales@stanfords.com

#### WEBSITES

www.stanfords.com www.rightmove.co.uk www.vebra.co.uk

#### MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

#### PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

#### 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. For full details please contact the selling agent.









Floor Plans



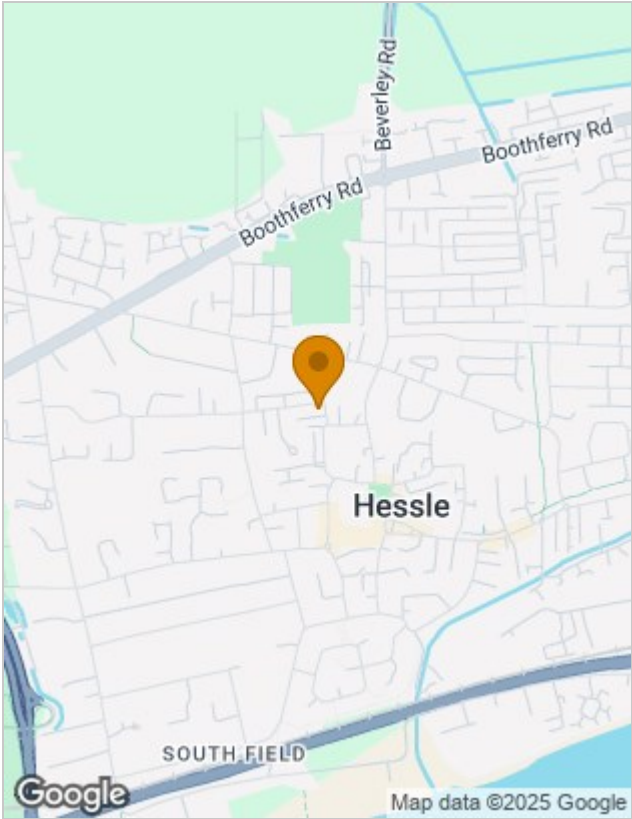
Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE  
Tel: 01482 631133 Email: swansales@stanifords.com

Location Map



Energy Performance Graph

