



Westbourne Avenue, Westbourne Grove, Hessle, Hull, HU13 0QH

What a great opportunity to acquire a lovely cottage style house which is perfectly placed within the heart of Hessle!

The accommodation is generously proportioned and arranged to 2 levels with an entrance hall, spacious dual aspect through lounge/dining area, modern fitted kitchen with utility/laundry area and ground floor cloaks/W.C.

To the first floor, there are 2 good sized bedrooms. The main bedroom has the benefit of fitted wardrobes, thus creating ample hanging and storage space. The bathroom has a modern 3-piece suite with a shower over the bath and contrasting tiled surround.

Outside to the rear is a walled courtyard garden, which has been laid for ease of maintenance and further to create a patio/seating area.

Additionally, as one would expect there is a gas central heating system and double glazing throughout.

This lovely property is offered with for sale, with vacant possession on completion and with no chain involved.

Internal viewing is highly recommended.

Key Features

LOCATED CLOSE TO HESSLE SQUARE

SPACIOUS DUAL ASPECT
LOUNGE/DINING AREA

MODERN FITTED KITCHEN

2 BEDROOMS

FITTED WARDROBES

DOUBLE GLAZING

GAS CENTRAL HEATING SYSTEM

VACANT POSSESSION ON
COMPLETION

Location

The property has a perfect location within Westbourne Grove which is ever popular and well known for its close proximity for all amenities much needed for day-to-day living.

A mid terrace house which is in a desirable area and within walking distance to the busy popular Hessle Square and The Weir.

The shopping facilities within Hessle are varied with a great choice of busy local independent traders and High street supermarkets.

Other amenities include good road and rail connections, reputable schools and colleges are close by and there is also a health centre, fitness centre, post office and library.

The A63 motorway connections provide convenient links to Hull city centre and the outlying villages.

Hessle also has an excellent choice of restaurants and cafe bars for those wishing to spend leisure time with friends and family.

Property Description

Ground Floor

Entrance - Double glazed front entrance door with matching overhead screen window leads through to the entrance hall..

Entrance Hall - Staircase off to the first floor.
Mid level dado rail.
Radiator.

Through Lounge/Dining Area - 21' 5" x 10' 7" (6.54m x 3.24m) Extremes to extremes.

Dual aspect with an arch divide.

Double glazed window with aspect over the front of the property and a further double glazed window to the dining area looking out over the rear courtyard garden.

Fireplace with ornate canopied open grate and tiled hearth and tiled insert.

Ceiling roses.

Coving.

Radiators.

Kitchen - 20' 9" x 7' 10" (6.33m x 2.4m) Extremes to extremes.

With open arch through to a utility area and GF Cloaks/W.C.

Double glazed windows with aspects over the walled courtyard garden.

Range of matching base, drawer and wall mounted units.

Coordinating roll edged laminate work surface housing or hob, extractor fan over and a tiled splash back surround.

A matching housing for an oven.

A further roll edged laminate work surface housing a 1&1/2



bowl, single drainer sink unit with a mixer tap over also with a splash back surround.
Storage/meter cupboard.

Utility Area - Plumbing for automatic washing machine.
Glazed window looking out over the rear courtyard garden.
Double glazed door providing access and views to the rear courtyard garden.
Coving.
Radiator.
Ceramic tiled flooring.

GF Cloaks/WC - White 2-piece suite comprising of a wall mounted corner wash hand basin and low flush W.C.
Partial tiling to the walls.
Double glazed opaque window.
Coving.
Ceramic tiled flooring.

First Floor

Landing - Split level.
Spindle rail enclosure.
Loft hatch through to the roof void which is boarded and has lighting.

Bedroom One - 11' 0" x 9' 11" (3.36m x 3.03m) Extremes to the front of the fitted wardrobes to extremes.
Range of fitted wardrobes with shelves and hanging space.
There's also over the bed storage units, open display shelving and built-in bedside cabinets.
A further range of fitted wardrobes with mirrored detail and a low level drawer unit.
Double glazed window.
Coving.
Radiator.

Bedroom Two - 11' 1" x 7' 6" (3.39m x 2.29m) Extremes to extremes plus recess.
Double glazed window with aspect over the rear courtyard garden.
Built-in storage cupboard with shelving.
Concealed gas central heating boiler with storage, shelving above.
Coving.
Radiator.

Bathroom - White 3-piece suite comprising of a P-shaped bath with a shower over, pedestal wash hand basin and low flush W.C.
Contrasting tiled surround with mosaic effect tiled detail inset.
Chrome fittings to the sanitary ware.
Radiator.
Coordinating ceramic tiled flooring.

Exterior

Rear Garden - Outside to the rear the garden has been laid for ease of maintenance, with block paving.
The rear is tiered to create a patio/seating area and enclosed with a high level brick boundary wall.
There's also a gate and a timber perimeter fence.
External water supply.
External lighting.

Council tax band: A



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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