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Limb
MOVING HOME



33 Westbourne Grove, Hessle, East Yorkshire, HU13 0QG

- 📍 Mid Terraced Home
- 📍 No Onward Chain!
- 📍 Beautifully Presented
- 📍 Modern Kitchen
- 📍 3 Bedrooms
- 📍 Low Maintenance Garden
- 📍 Council Tax Band = A
- 📍 Freehold / EPC = C

Offers Over £170,000

INTRODUCTION

This beautifully presented terraced home, situated on a popular leafy street to the west of Hesse, offers an ideal blend of modern style and comfortable living and is offered for sale with no onward chain. The thoughtfully designed accommodation briefly comprises an entrance hallway, a versatile lounge/diner featuring a central staircase, a sleek modern kitchen complete with integrated appliances, a rear lobby, and a family bathroom. The first floor provides three good-sized bedrooms. Outside, a small garden area with a brick wall and wrought iron fence enhances the front. To the immediate rear, a patio area leads to a low-maintenance artificial lawn, with convenient snicket access at the back.

LOCATION

Westbourne Grove runs off Barrow Lane, Hesse. Hesse is a vibrant west Hull town and has an array of shops and amenities located predominantly within the centre. The Weir includes cafes, restaurants, stylish cocktail bar, designer boutiques, hair salons, beauty salons, takeaway, delicatessen, banks and newsagents. Further amenities are located around Hesse Square including a supermarket, chemist, newsagent, bank, gift shop, and health centre. Local schooling includes primary - Hesse All Saints Church of England and Hesse Peshurst. Secondary schooling is at Hesse High School. Hesse also has its own mainline railway station which links to Hull, Doncaster, Leeds, Sheffield, Manchester, Brough and London Kings Cross. Convenient access can be gained to the iconic Humber Bridge and the A63 leading into Hull city centre to the east and the national motorway network to the west.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE HALL

With access to lounge/dining area.

LOUNGE/DINING ROOM

Open plan layout with recently installed flooring throughout, central stairs to first floor and cupboard beneath.



LOUNGE AREA

With bay window to front.



DINING AREA

With window to rear, leading through to kitchen.



KITCHEN

Recently installed, galley-style kitchen comprising modern units, fitted worksurfaces with tiled surround, four-ring induction hob with extractor hood above, integrated oven and microwave, space for a fridge-freezer, one-and-a-half sink & drainer beneath window to side and plumbing for a dishwasher.



REAR LOBBY

With rear garden access and storage space with plumbing for a washing machine.

BATHROOM

Tiled family bathroom comprising low-flush W.C., wash-hand basin beneath window to rear and bath with shower fitting and screen.



FIRST FLOOR

LANDING

BEDROOM 1

With window to front elevation and storage cupboard to corner.



BEDROOM 2

With window to the rear garden.



BEDROOM 3

First floor extended bedroom with fitted wardrobes and windows to the rear and side elevations.



OUTSIDE

A patio area lies to the immediate rear of the property and leads to a laid artificial lawn. A snicket can be accessed to the rear.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

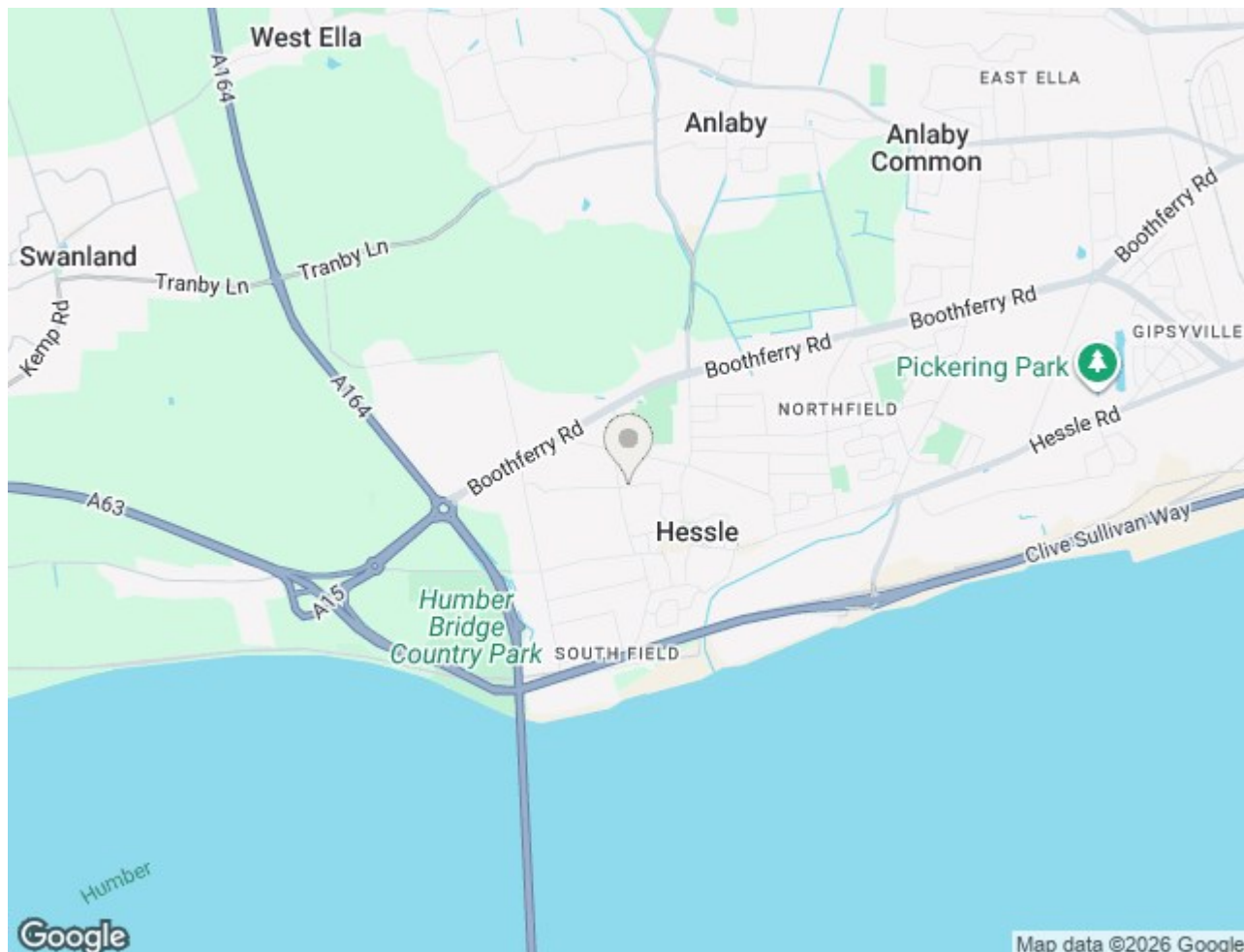
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

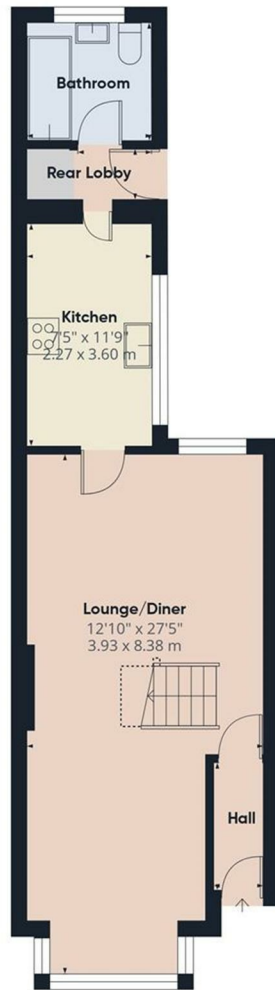
PHOTOGRAPH DISCLAIMER

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.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Floor 0



Approximate total area^m

484 ft²
45.1 m²

Reduced headroom

5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



Floor 1



Approximate total area[®]
365 ft²
34 m²


(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	