



**16 Trinity Grove**  
, Hessle, HU13 0SQ

Offers over £150,000



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## Ground Floor

### Entrance Porch

Entrance to the front via UPVC double glazed door. door leading into:

### Lounge

13'3" x 12'11" (4.05m x 3.94m)

With UPVC double glazed bay window to the front, wall mounted fireplace, carpet flooring and radiator.

### Dining Room

13'3" x 12'11" (4.04m x 3.94m)

With UPVC double glazed window to the rear, gas fireplace with hearth and surround, access to understairs storage, carpet flooring and radiator.

### Kitchen

18'11" x 8'2" (5.79m x 2.49m)

Fitted with a range of base and wall mounted units, laminated work surfaces with tiling to splashback areas, inset composite sink, inset four-ring gas hob with extractor over, built in double oven and microwave.

### Utility Room

With wall mounted cupboards, work surface and space for washing machine and tumble drier.

### WC

With UPVC double glazed window to the rear, low level WC and sink unit and semi-tiled walls.

## First Floor

## Central Hallway

Providing access to each of the three bedrooms and the house bathroom and access to the fully boarded loft via hatch with drop down ladders.

### Bedroom One

13'9" x 12'11" (4.21m x 3.96m)

Generous double bedroom to the front with UPVC double glazed window to the front, carpet flooring and radiator.

### Bedroom Two

13'3" x 9'1" (4.06m x 2.78m)

With UPVC double glazed window to the rear, carpet flooring and radiator.

### Bedroom Three

10'11" x 8'2" (3.33m x 2.49m)

With UPVC double glazed window to the rear, carpet flooring and radiator.

### Bathroom

8'0" x 5'4" (2.46m x 1.65m)

With UPVC double glazed window to the side. A three-piece suite in white, comprising, panelled bath with shower attachment over, low level WC and pedestal sink. With fully tiled walls and heated towel radiator.

## Externally

Externally, to the front is a long enclosed south face garden with patio area and raised decking for seating and the rear is a courtyard garden with side door to the garage. Garage has vehicular access via the ten foot beyond.

## Council Tax Band

We have been advised the property is council tax band B, payable to East Riding of Yorkshire Council.

## ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



## Road Map



## Hybrid Map



## Terrain Map



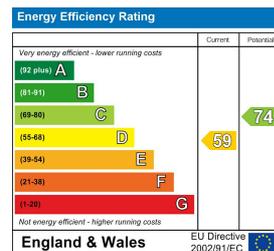
## Floor Plan



## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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