



Westbourne Grove, Hesse, HU13 0QL
Offers Over £185,000


**Philip
Bannister**
Estate & Letting Agents

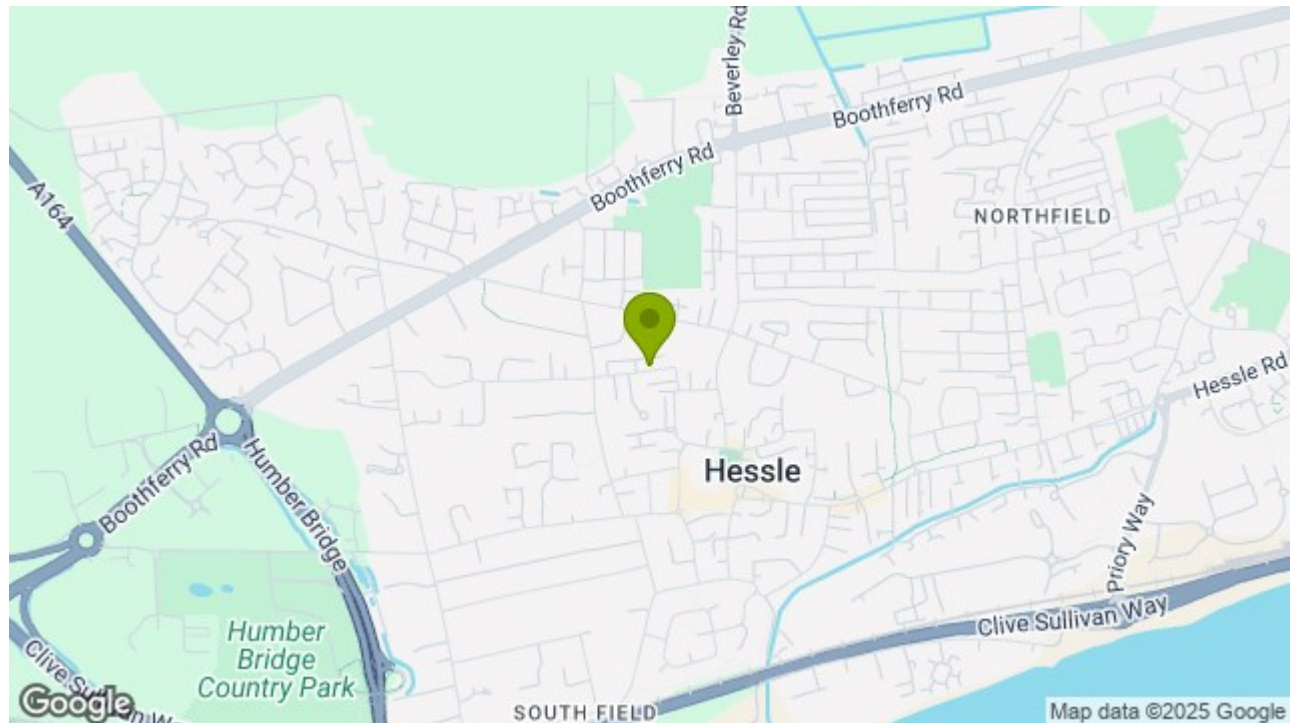
Westbourne Grove, Hessle, HU13 0QL

This traditional three-bedroom mid-terraced home is ideally located in the heart of Hessle, within easy reach of all the town's excellent amenities. Beautifully presented throughout, the property offers a stylish and welcoming interior, perfect for modern family living. The accommodation is generous, featuring spacious reception areas and well-proportioned bedrooms, providing comfort and practicality in equal measure. This fabulous home combines classic charm with contemporary style in a truly convenient and sought-after location.

Key Features

- Superb 3 Bedroom Family Home
- Beautifully Presented Throughout
- Fabulous Kitchen
- Well Maintained Rear Garden
- Generous Living Accommodation
- Sought-After Location
- Well Proportioned Bedrooms
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	85
England & Wales	EU Directive 2002/91/EC	





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;

ENTRANCE HALL

A welcoming entrance hall with solid wood flooring and stairs off.

LIVING ROOM

A generous living room with bay window to the front elevation, feature fireplace housing a cast iron coal effect gas fire, solid wood flooring and arch leading to the Dining Area.

DINING AREA

A versatile reception space with solid wood flooring, storage cupboard, alcove fitted shelving and a window to the rear elevation.

KITCHEN

Fabulous kitchen with cream shaker style wall and base units, solid wooden work surfaces with upstands and a tiled splashback. Integrated appliance include an Automatic Dishwasher, Gas Hob, Electric Oven and an Extractor Fan. Further benefitting from tiled flooring, two window to the side elevation, French doors to the rear elevation and plumbing for an automatic Washing Machine.

FIRST FLOOR;

BEDROOM 1

A bedroom of double proportions with solid wood flooring, fitted wardrobes and chest of drawers, two windows to the front elevation.

BEDROOM 2

A further double bedroom with storage cupboard, solid wood flooring and window to the rear elevation.

BEDROOM 3

A generous third bedroom with solid wood flooring and window to the rear elevation.

BATHROOM

A fully tiled bathroom with a three piece suite comprising of a panelled bath with overhead shower, a low flush WC and a wash hand basin. Further benefitting from heated towel rail and a window to the side elevation.

EXTERNAL;

FRONT

A walled forecourt with wrought iron gate and slate chippings.

REAR

A well maintained rear garden with Indian sandstone patio areas, shaped lawn, timber fencing and gate.

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 B (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.

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.

TENURE

We understand that the property is Freehold.

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 NTSEAT 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)





Bannister

Approximate total area^m
892 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

Philip Bannister
Estate & Letting Agents