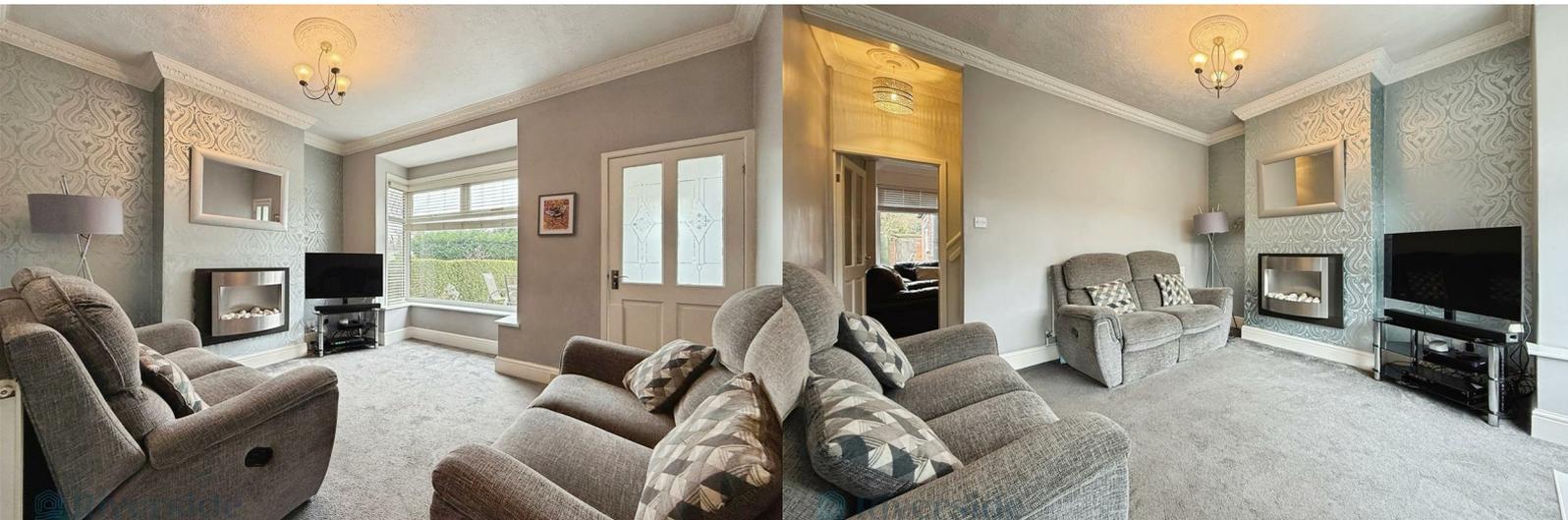




16 Trinity Grove
, Hessle, HU13 0SQ

£160,000



16 Trinity Grove

, Hessle, HU13 0SQ

£160,000



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



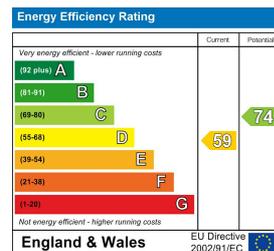
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.