

Trinity Grove, Hessle, HU13 0SQ

Asking Price £260,000

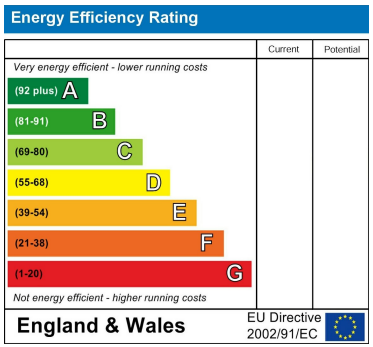
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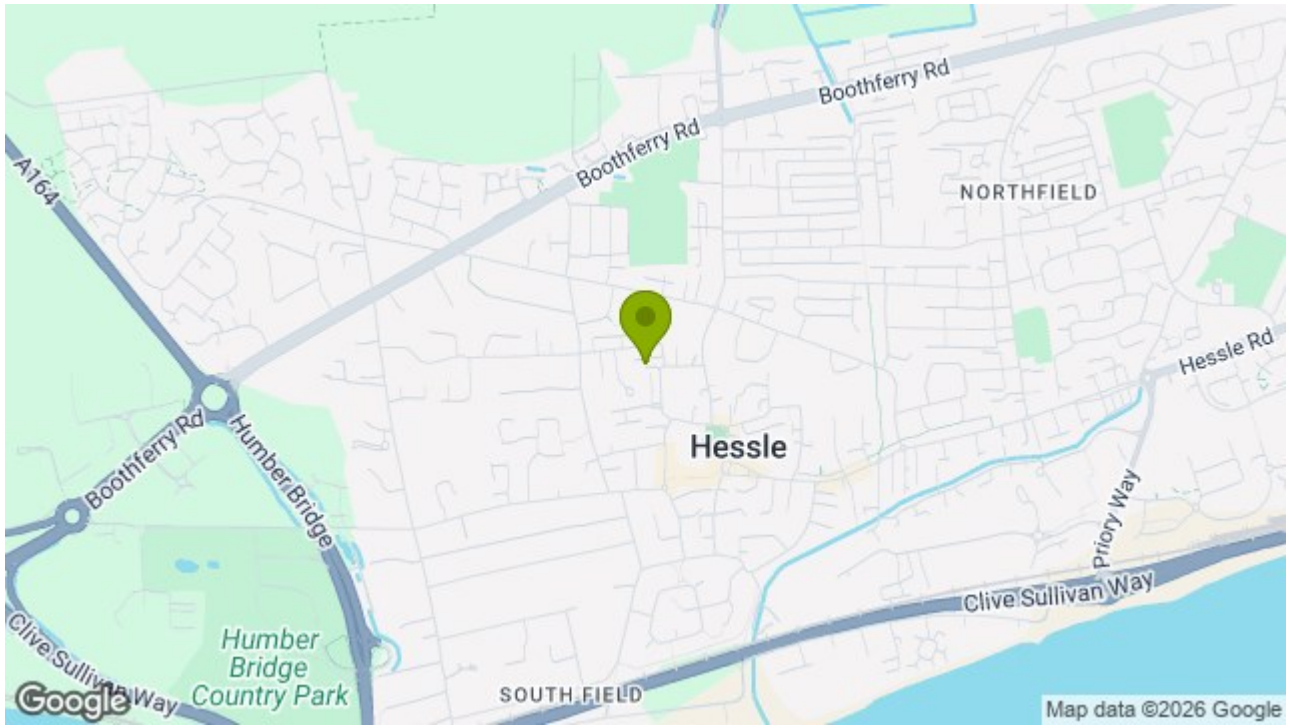
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Situated in the heart of Hessle, this truly unique 3/4 bedroom home enjoys a highly sought-after central location, close to the ever-popular 'The Weir' and Tower Hill Park. Offering over 1,300 sq ft of generous accommodation, the property boasts three double bedrooms, two reception rooms and a fabulous dining kitchen, providing an impressive amount of versatile living space. A sizeable and distinctive home that offers far more than meets the eye, a must-see property.

Key Features

- Rarely Available & Chain Free
- Over 1300 sqft of Accommodation
- Central Hessle Location
- Immaculately Presented
- Generous Living Accommodation
- 3/4 Double Bedrooms
- Landscaped Rear Garden
- EPC =













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 providing access to the accommodation with stairs off.

BEDROOM 4 / SITTING ROOM
A versatile sizeable room currently utilised as a bedroom but would also make a perfect sitting/dining room. Benefitting from a ceiling fan and a window to the front elevation.

LIVING ROOM
A generous bay fronted living room with a feature fireplace housing a duel fuel burning stove with a wooden beam mantle, making this a a cosy and inviting reception space.

DINING KITCHEN
A spacious open-plan dining kitchen fitted with an extensive range of solid timber units and granite work surfaces, together with a range-style cooker and stainless steel extractor. The generous dining area features an exposed brick wall, tiled flooring and roof light, with glazed double doors opening onto the rear garden. A useful laundry area provides additional fitted storage and appliance space.

WC
With a low flush WC, wash hand basin and a window to the rear elevation.

FIRST FLOOR;

BEDROOM 1
A generous double bedroom with window to the front elevation, access to the en-suite shower room and a ceiling fan.

EN-SUITE SHOWER ROOM
A handy addition to the master bedroom with an enclosed shower cubicle and a vanity wash hand basin.

BEDROOM 2
A further double bedroom with window to the rear elevation and a ceiling fan.

BEDROOM 3
Another bedroom of double proportions window to the front elevation and a ceiling fan.

BATHROOM
Contemporary fully tiled bathroom fitted with a white suite comprising panelled bath, separate glazed shower enclosure, WC and wash hand basin. Further features include a heated towel rail, recessed spotlights and frosted window providing natural light.

EXTERNAL;

REAR
A landscaped rear garden with Indian sandstone paving, fixed covered pergola, timber fencing and gate, bin store and small lawned area.

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 . (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.

AGENTS NOTES
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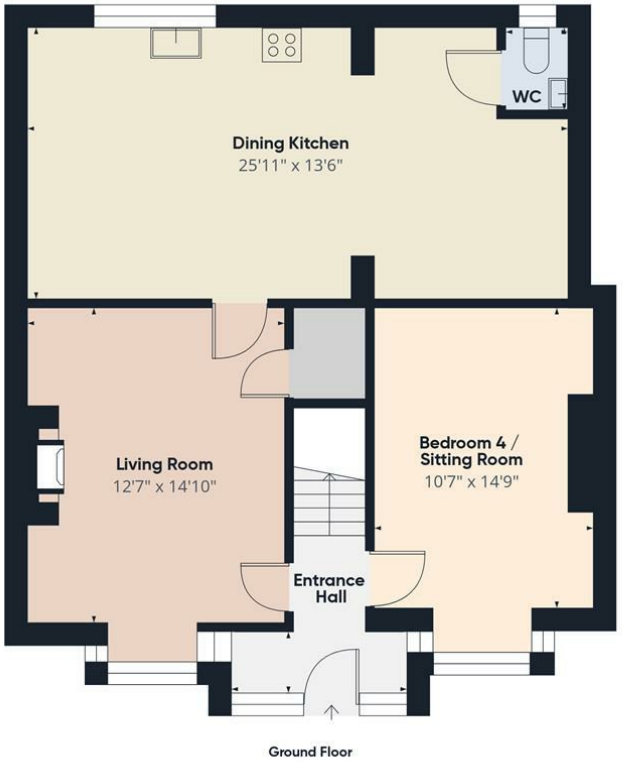
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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)








LWYN CARDEN CITY



Ground Floor



First Floor



Approximate total area(1)

1343 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.

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