



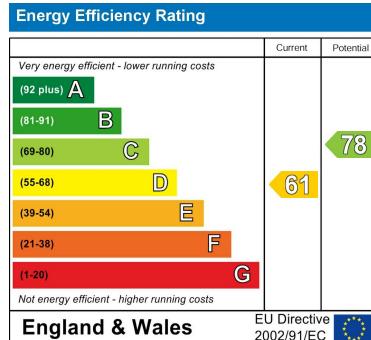
**Westbourne Grove, Hessle, HU13 0QL**  
Offers Over £175,000

 **Philip Bonnister**  
Estate & Letting Agents

# Westbourne Grove, Hessle, HU13 0QL

## Key Features

- Popular Location in Hessle close to all amenities
- Extended End Terrace
- Improved & Modernised
- Three Spacious Bedrooms
- Superb Four Piece Bathroom Suite
- Enclosed Private Garden
- No Chain Involved
- EPC - D



A superb three-bedroom end-terrace property, ideally positioned on the ever-popular Westbourne Grove to the west side of Hessle, within easy reach of all the excellent amenities the town has to offer.

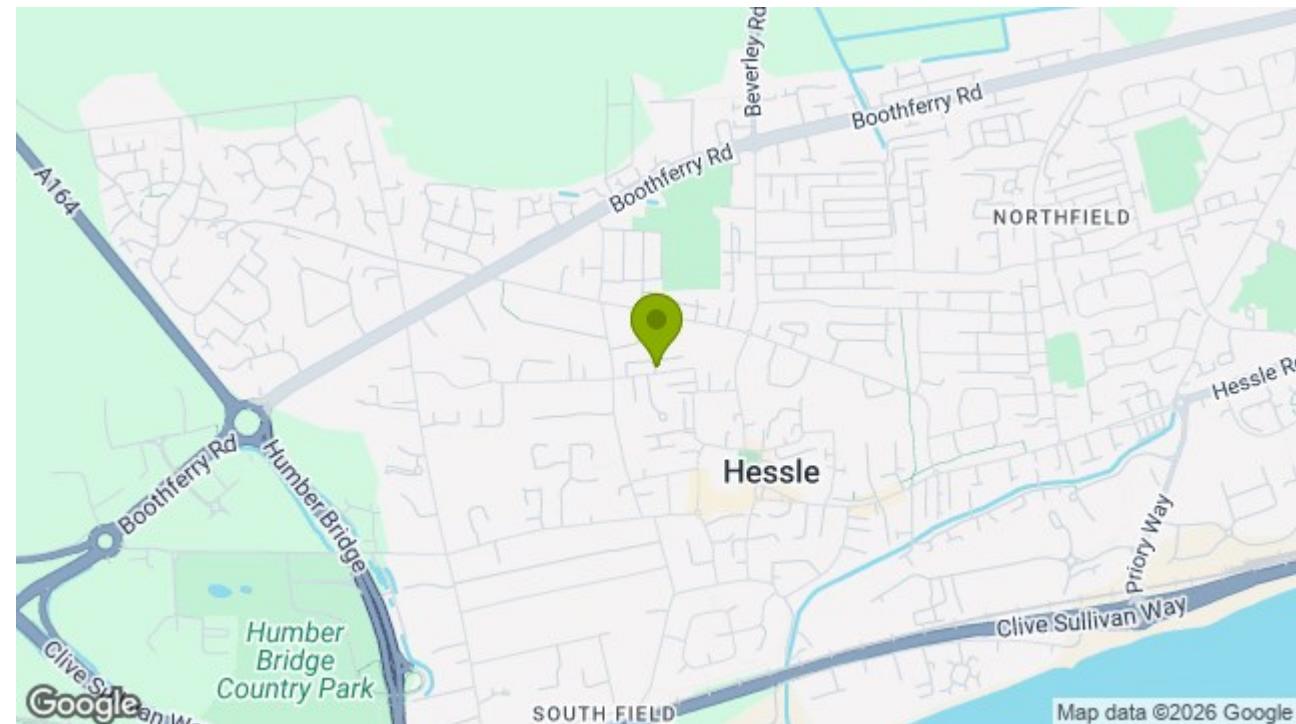
The property is beautifully presented throughout and briefly comprises: an entrance hall leading into a welcoming lounge, followed by a stunning open-plan kitchen and dining area with bi-folding doors opening onto the rear garden. The kitchen area boasts a range of modern base and wall units, integrated appliances, and a separate snug area-perfect for entertaining and family living.

To the first floor, there is a spacious and light-filled double bedroom, a further well-proportioned bedroom, and a generous family bathroom with a four piece suite

The second floor offers a well-designed double bedroom with useful storage space into the eaves.

Externally, the property benefits from a private and enclosed rear garden with side access, while to the front there is a low-maintenance forecourt area.

Early viewing is a must to avoid any disappointment and is offered with no chain involved





## 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

### LOUNGE

13'5 x 8'11 (4.09m x 2.72m)

with a double glazed angle bay window to the front elevation.

### DINING/SITTING AREA

10'1 x 12'3 (3.07m x 3.73m)

with wood effect flooring and stairs to the first floor

### EXTENDED FITTED KITCHEN

16'11 x 11'5 (5.16m x 3.48m)

with a range of modern base and wall units, laminate work surfaces, drawers, sink unit, double electric oven, gas hob, extractor hood, built in appliances, wood effect flooring, inset lights, 2 x sky lights and bi-folding doors onto the rear garden.

## FIRST FLOOR

### LANDING

### BEDROOM 1

10'10 x 12'3 (3.30m x 3.73m)

with two double glazed windows to the front elevation

### BEDROOM 2

10'3 x 6'2 (3.12m x 1.88m)

with double glaze window to the rear elevation

### FAMILY BATHROOM

11'7 x 7' (3.53m x 2.13m)

with a four piece white suite comprising bath, shower in cubicle, wash hand basin, w.c. fully tiled to walls, and two double glazed windows to the side and rear elevation.

## SECOND FLOOR

### BEDROOM 3

11'6 x 12'3 (3.51m x 3.73m)

with two double glazed windows to the front and rear elevation

## EXTERNAL

Outside to the front of the property is a forecourt area and to the rear is a lovely enclosed garden which is mainly laid to lawn, with shrubs, patio area and fencing forming boundary and gate. also to the rear is a 10' access.

## 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 C. (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.

## 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.

## 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.

## 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 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)

## 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.





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