



**Westbourne Grove, Hessle, HU13 0QG**

**£250,000**

  
**Philip  
Bannister**  
Estate & Letting Agents

Platinum Collection



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## **Westbourne Grove, Hessle, HU13 0QG**

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Situated in the heart of Hessle, this unique traditional property offers exceptionally versatile and generously proportioned living accommodation, all presented and finished to a very high standard. The ground floor boasts two elegant reception rooms, perfect for both relaxing and entertaining, alongside a stunning dining kitchen designed to be the true hub of the home, complemented by a practical utility room. To the first floor are three double bedrooms, a further well-proportioned single bedroom, and a stylish contemporary bathroom, creating a beautifully balanced family home in a highly desirable location.



# Westbourne Grove, Hessle, HU13 0QG

## Key Features

- Superb Location
- Unique Property
- Delightfully Presented Throughout
- 3 Double Bedrooms + 1 single
- Generous Living Accommodation
- Superb Breakfast Kitchen
- Contemporary Bathroom
- EPC = C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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

An open entrance hall providing access to the accommodation, with stairs off.

#### LIVING ROOM

A generous living room with bays to the front and side elevation, solid wooden flooring and a feature fireplace housing a gas fire.

#### DINING / SITTING ROOM

A versatile reception space with a bay window to the front elevation, fitted bookshelves and access to under-stairs storage.

#### BREAKFAST KITCHEN

Superb modern dining kitchen with two tone wall and base units, quartz worksurfaces and upstands. Integrated appliances include a Gas Hob, Electric Double Oven, Extractor Hood, Fridge/Freezer and Dishwasher. Further benefitting from ample dining space, tiled flooring, recessed spotlights, French doors leading to the garden and a window to the front elevation.

#### UTILITY / WC

A handy space with wall and base units, laminated

work surfaces, plumbing for a Washing Machine, tiled flooring, a low flush WC, sink unit and recessed spotlights.

### FIRST FLOOR;

#### BEDROOM 1

A bedroom of double proportions with windows to the front and side elevations plus access to the storage cupboard,

#### BEDROOM 2

A double bedroom with a window to the front elevation.

#### BEDROOM 3

A further double bedroom with a window to the front and side elevations.

#### BEDROOM 4

A generous single bedroom with a window to the front elevation.

#### BATHROOM

A fully tiled contemporary 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 a heated towel rail.

### EXTERNAL;

The property boasts a private garden with brick-set patio area, shaped lawn further block paved patio area wall and fenced borders. Gated access from the roadside provides secure and convenient off-street parking.

### 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.

### TENURE

We understand that the property is Freehold. This should be clarified by your legal representative.

### AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



## 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 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)







Ground Floor



First Floor



Approximate total area<sup>(1)</sup>  
1161 ft<sup>2</sup>  
Reduced headroom  
11 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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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