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Limb
MOVING HOME



68 Westbourne Grove, Hessle, East Yorkshire, HU13 0QL

- 📍 Well Presented Terrace
- 📍 Open Plan Living
- 📍 Two Double Bedrooms
- 📍 Council Tax Band = B
- 📍 Southerly Rear Garden
- 📍 Sought After Location
- 📍 No Onward Chain
- 📍 Freehold / EPC = D

£190,000

INTRODUCTION

Located on a highly desirable street in Hessle, this well-presented terraced home offers a modern and comfortable living experience. The property has been updated and is ready to move into, with the benefit of gas central heating and uPVC double glazing.

The ground floor features a bright lounge with a bay window and a second sitting room that is open-plan to the modern kitchen and dining area. The French doors in the dining area provide a seamless transition to the rear garden, perfect for entertaining. There is also a ground floor W.C. Upstairs, there are two double bedrooms. The main bedroom includes a large en-suite shower room, while the second bedroom has convenient built-in wardrobes. The south-facing rear garden is a particular highlight, designed for low-maintenance living with an artificial lawn and a attractive patio. Offered with no onward chain, this home provides a simple and appealing buying opportunity.

LOCATION

Hessle is a vibrant west Hull town and has an array of shops and amenities located predominantly within the centre. The Weir includes cafes, restaurants, stylish cocktail bar, designer boutiques, hair salons, beauty salons, takeaway, delicatessen, banks and newsagents. Further amenities are located around Hessle Square including a supermarket, chemist, newsagent, bank, gift shop, and health centre. Local schooling includes primary - Hessle All Saints Church of England and Hessle Penshurst. Secondary schooling is at Hessle High School. Hessle also has its own mainline railway station which links to Hull, Doncaster, Leeds, Sheffield, Manchester, Brough and London Kings Cross. Convenient access can be gained to the iconic Humber Bridge and the A63 leading into Hull city centre to the east and the national motorway network to the west.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor.

LOUNGE

With decorative fireplace and bay window to the front elevation.



SITTING ROOM

Featuring a fire surround with cast inset and tiled hearth. Useful understairs cupboard and window to rear. The room is open plan through to the kitchen.



KITCHEN AREA

Having a range of shaker style base and wall units with contrasting worktops incorporating a sink and drainer. There is a cooker point, plumbing for a washing machine and dishwasher plus space for a fridge/freezer. Window to side. Open plan through to the dining area.



DINING AREA

With French doors leading out to the rear garden.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Window to rear.

FIRST FLOOR

LANDING

BEDROOM 1

With window to rear.



SHOWER ROOM

With suite comprising a shower enclosure, marble topped vanity unit with wash hand basin, low flush W.C., heated towel rail and airing cupboard housing the gas central heating boiler. Window to rear.



BEDROOM 2

With mirror fronted wardrobes and window to the front elevation.



OUTSIDE

A small garden area extends to the front. The south-facing rear garden is a particular highlight, designed for low-maintenance living with an artificial lawn and a attractive patio. A pedestrian access gate leads to the rear tenfoot.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

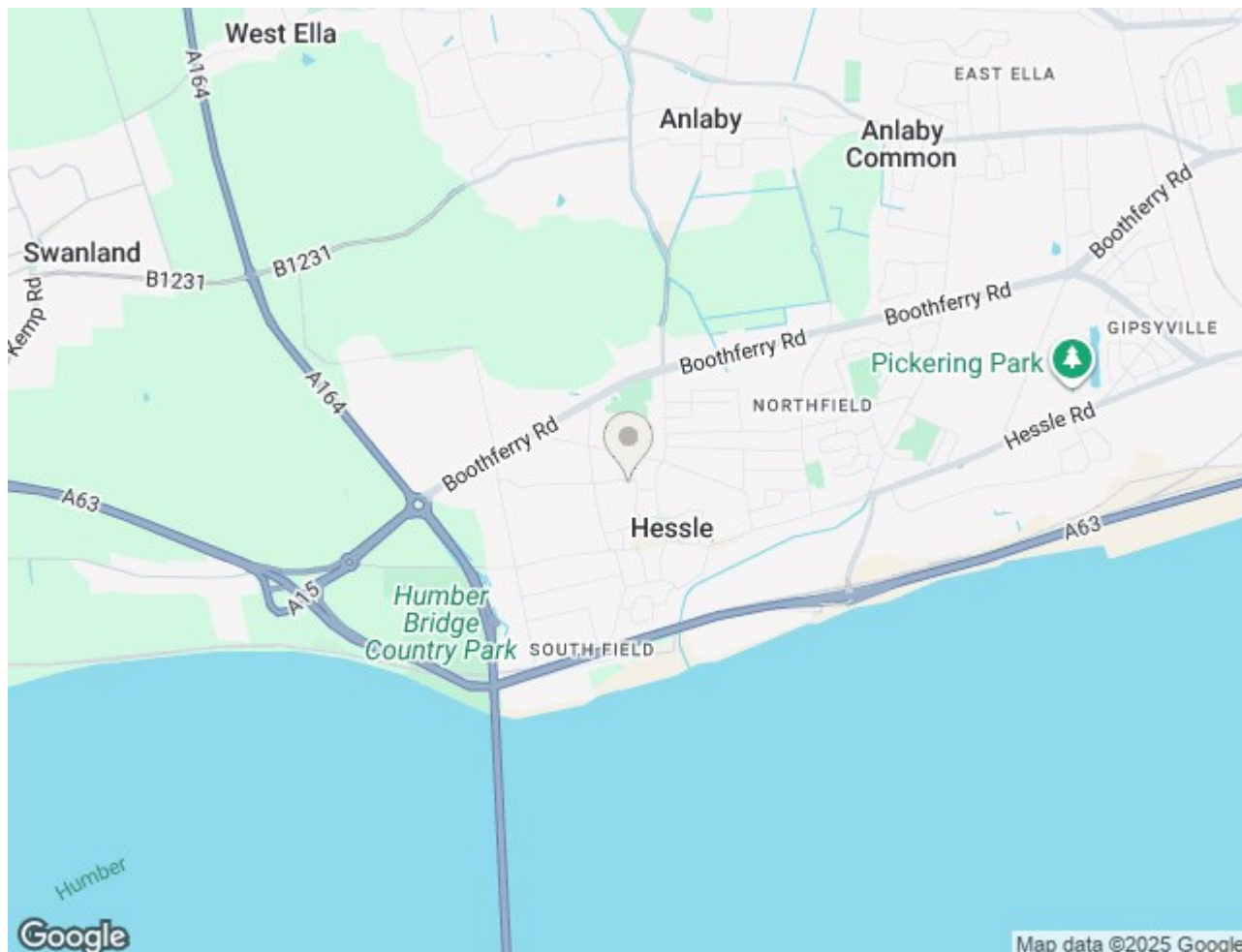
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

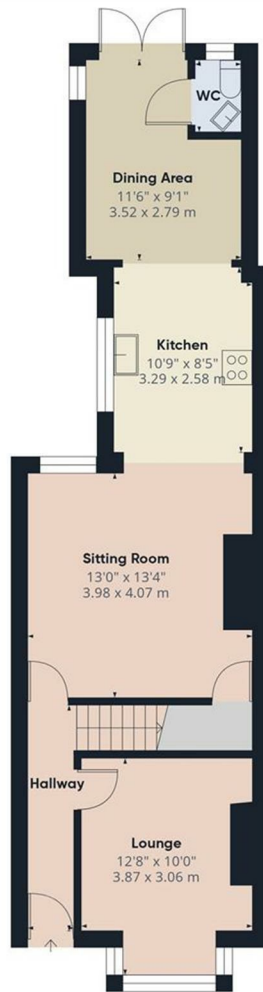
PHOTOGRAPH DISCLAIMER

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.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Floor 0



Approximate total area^m
 546 ft²
 50.6 m²

(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



Floor 1



Approximate total area[®]
 399 ft²
 37.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

GIRAFFE360

