



## 66 Westbourne Grove, Hessle, East Yorkshire, HU13 0QL

📍 Mid Terraced Home

📍 Immaculately Presented

📍 2 Reception Rooms

📍 Council Tax Band = B

📍 2 Double Bedrooms + Office

📍 Converted Loft Space

📍 South Facing Garden

📍 Freehold / EPC = D

£190,000

## INTRODUCTION

Situated along the established, tree-lined street scene of Westbourne Grove, this immaculately maintained property is positioned within a short walk of The Weir and the various amenities of Hessle centre. The ground floor accommodation is versatile, featuring both a formal lounge and a separate sitting room, leading through to a functional kitchen. The rear lobby provides access to a well-proportioned ground floor bathroom, which is fitted with both a bath and a separate shower cubicle.

On the first floor, the property comprises two double bedrooms. The principal bedroom includes the added convenience of a private W.C. and leads to a flexible adjoining room, well-suited for use as a home office, dressing room, or nursery. A fixed staircase provides easy access to the converted loft space, offering additional utility. The exterior has been designed for low maintenance, featuring a paved garden to the front and a south-facing rear garden with attractive paving, providing a quiet outdoor space with a high degree of privacy.

## LOCATION

### Historic Charm Meets Contemporary Riverside Living

Hessle is a vibrant and historic town situated on the north bank of the Humber, famed for its iconic views of the Humber Bridge. It offers an exceptional quality of life, celebrated for its unique character, bustling town square, and the picturesque Hessle Foreshore. Positioned alongside the prestigious villages of North Ferriby and Anlaby, Hessle provides a perfect blend of a close-knit community atmosphere and the sophisticated amenities of a thriving suburban hub.

Residents benefit from a thoughtfully developed local infrastructure that places a diverse range of amenities right on the doorstep. The heart of the town, centered around "The Weir" and the Square, is home to an eclectic mix of independent boutiques, popular cafés, and traditional pubs. For broader shopping needs, the nearby Sainsbury's superstore and retail parks are easily accessible, while the Country Park and Foreshore offer vast green spaces for walking, cycling, and leisure.

The town is served by well-regarded primary schools, including Hessle All Saints and Penshurst Primary. Hessle High School and Sixth Form College offers secondary education while the proximity to independent schools such as Tranby School and Hymers College ensure diverse educational opportunities for all ages.

Hessle provides superb regional connectivity, acting as a primary gateway for the region. The town features its own railway station with frequent services to Hull, Doncaster, and Sheffield, as well as easy connections to London. Strategically located along the A63, it offers immediate access to the M62 corridor, while the Humber Bridge provides a direct link to North Lincolnshire and the South.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 5 miles
- Beverley (Historic Market Town): Approx. 9 miles
- York: Approx. 38 miles
- Leeds: Approx. 55 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds Way begins its trail here, offering stunning scenery and peaceful walking routes through rolling landscapes. Additionally, the East Yorkshire coast is within easy reach, allowing residents to enjoy the dramatic cliffs of Flamborough or the sandy shores of Bridlington. This blend of historic town living and natural beauty truly encapsulates the best of East Yorkshire life.

## ACCOMMODATION

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

Residential entrance door to:

## ENTRANCE PORCH

With door to:

## ENTRANCE HALL

With attractive tiled floor and staircase leading up to the first floor.

## LOUNGE

With living flame gas fire and oak mantle above. Bay window to the front elevation.



## SITTING ROOM

With feature fire surround housing a living flame gas fire. Useful understairs storage and window to rear.



### BREAKFAST KITCHEN

Having a range of shaker style base and wall units with laminate worktops and breakfast bar. There is a one and a half bowl sink and drainer, oven, four ring gas hob with filter hood above, larder fridge, a freezer and plumbing for a washing machine. Inset spot lights and window to rear.



### REAR LOBBY

With external access door to rear.

## BATHROOM

With suite comprising a bath with shower attachment, shower enclosure, wash hand basin and low flush W.C. Tiling to walls and window to rear.



## FIRST FLOOR

### LANDING

With door to fixed staircase leading up to the loft space.

## BEDROOM 1

With fitted wardrobes and window to rear.

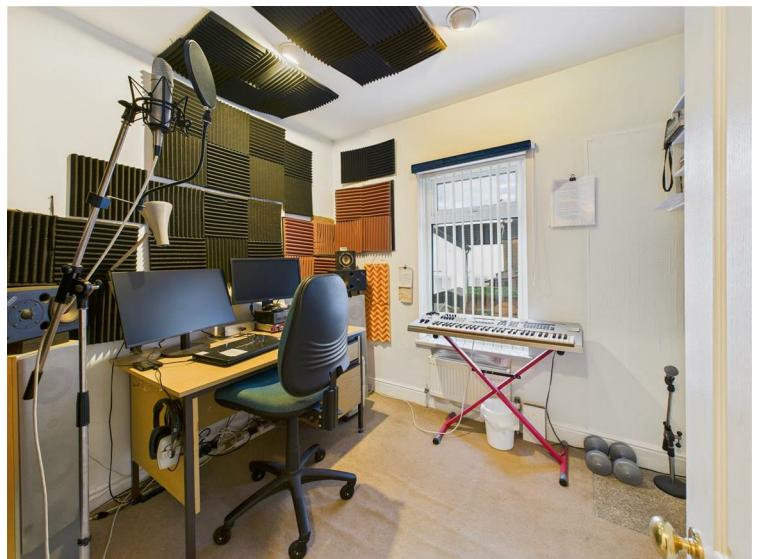


## W.C.

With low flush W.C. and wash hand basin.

## OFFICE/NURSERY

Window to rear.



## BEDROOM 2

With walk in wardrobe and window to the front elevation.



## LOFT SPACE

With Velux window to rear.



## OUTSIDE

The exterior has been designed for low maintenance, featuring a paved garden to the front and a south-facing rear garden with attractive paving, providing a quiet outdoor space with a high degree of privacy.



## HEATING

The property has the benefit of gas fired central heating.

## GLAZING

The property has the benefit of uPVC double glazing.

## 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. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

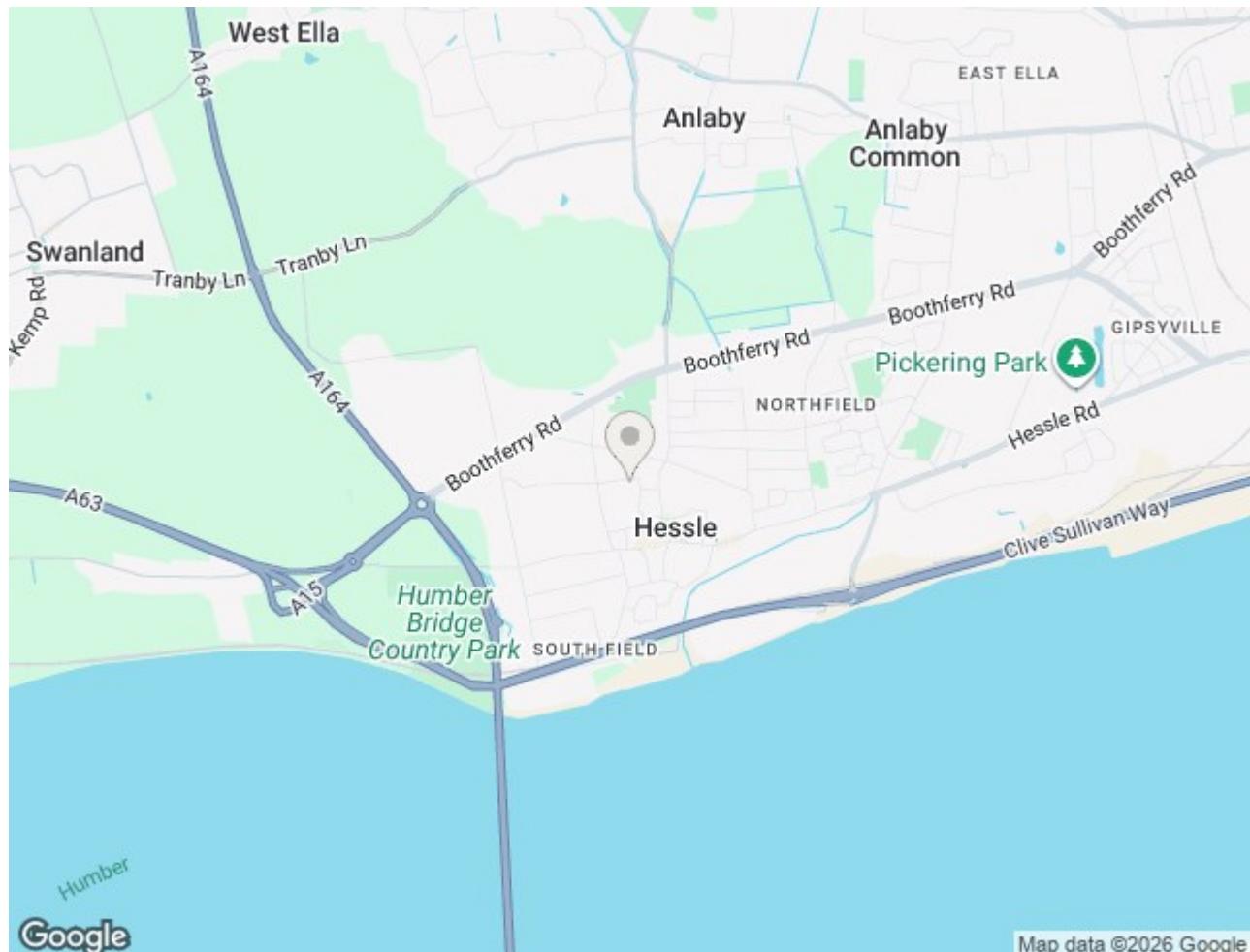
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## 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.

## PROPERTY TO SELL?

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.







Approximate total area<sup>(1)</sup>

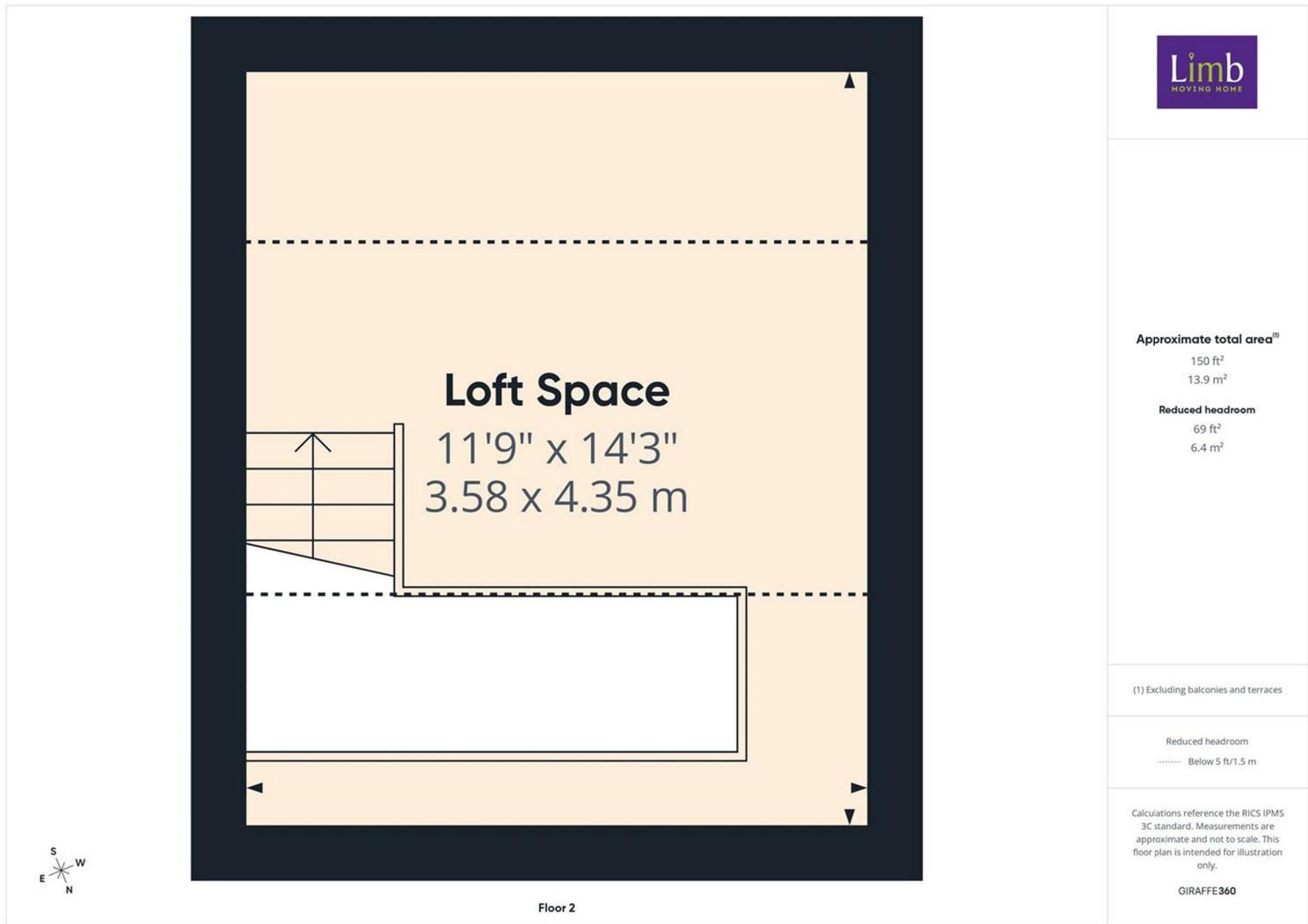
403 ft<sup>2</sup>  
37.4 m<sup>2</sup>

(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



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	