Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE
The Property Specialists

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24 Grove Hill, Hessle HU13 0RT

Offers in the region of £149,500

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- Stunning end townhouse
- Village centre
- No onward chain
- Beautifully presented and enhanced throughout
- Lounge with log burner
- Newly fitted kitchen
- Modern bathroom and first floor WC
- Two double bedrooms
- Enclosed courtyard garden
- . EPC rating D

This stunning end townhouse is presented to the market with no forward chain! Having been enhanced by the current owners to provide superb accommodation throughout. The property has such a lovely cottage feel throughout, you really will want to make it your home.

With uPVC double glazing and gas central heating the property enjoys entrance hallway, lounge with log burner, newly fitted kitchen with built-in appliances, rear lobby and modern ground floor bathroom. To the first floor there are two bedrooms and a WC. The low maintenance cottage garden to the rear provides great outdoor space and is of a southerly aspect. Simply ready to move into this beautiful home awaits its new owners.

LOCATION

The property is located on Grove Hill literally tucked away from the centre of Hessle. Hessle itself offers a good range of local amenities and facilities including shops, schools, leisure amenities and is generally ideally located for commuting to Hull city centre and the main road network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A black composite door with glazed inserts and chrome fittings leads into:

ENTRANCE VESTIBULE

Staircase leading to the first floor accommodation. Feature tiled floor.

LOUNGE

14'1 max x 12'11 max (4.29m max x 3.94m max)
(14'1" into bay decreasing to 12'11" x 11'9") uPVC double glazed walk-in bay window to the front elevation with leaded lights to the top. Beautiful oak flooring flows throughout, recessed fireplace housing a log burner with oak mantle above, TV aerial point and understairs storage cupboard which houses the utility meters.

BREAKFAST KITCHEN

14'9 x 6'10 (4.50m x 2.08m)
uPVC double glazed window to the rear elevation. Newly fitted grey shaker style base and wall units with worksurfaces and splashbacks. 1 1/4 bowl sink unit with drainer and mixer tap, range cooker with oversize chimney extractor, space for fridge freezer, space and plumbing for washing machine. Feature display cabinet.

REAR LOBBY

uPVC door leading into the courtyard garden.

BATHROOM

8'6 x 5'2 (2.59m x 1.57m)
uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys low level WC, wash basin sat on vanity and panelled bath with electric shower over, tiling to wet areas.

FIRST FLOOR LANDING

Access to loft which has pull-down ladder, is plastered and painted, with Velux roof window, light and power.

WC

Two piece suite in white enjoying low level WC and pedestal wash basin.

BEDROOM 1

14'9 max x 9'11 (4.50m max x 3.02m)
uPVC double glazed window to the front elevation, wood laminate flooring.

BEDROOM 2

10' x 9' plus recess (3.05m x 2.74m plus recess)
uPVC double glazed window to the rear elevation, wood laminate flooring. Fitted wardrobe.

EXTERNAL

To the front of the property is a low maintenance small courtyard with gated side entry leading to the rear garden.

The rear courtyard garden has a southerly aspect and is beautifully presented featuring a patio and gravelled area with timber fencing providing great secluded outdoor space.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

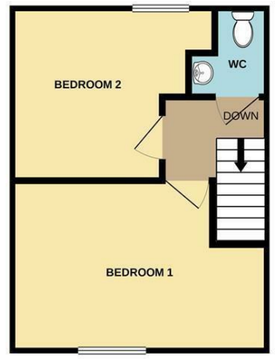
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.