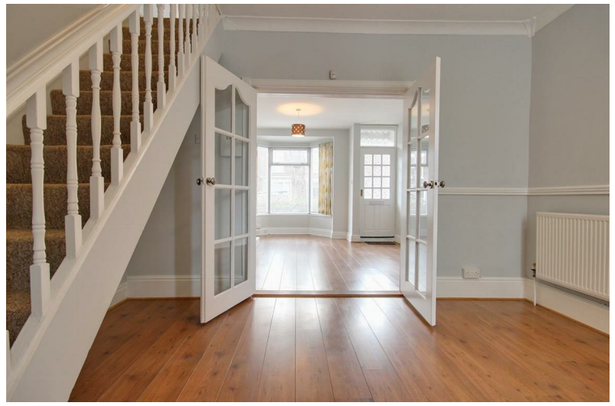

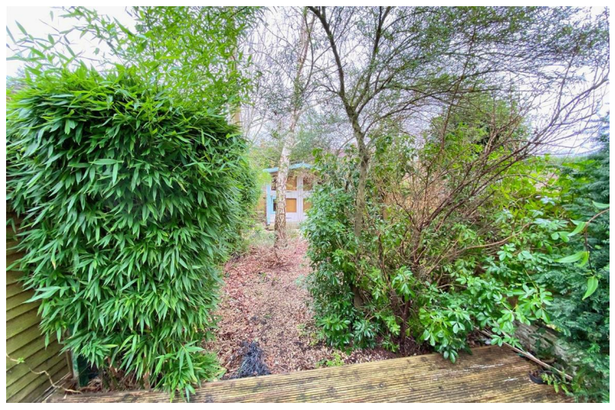

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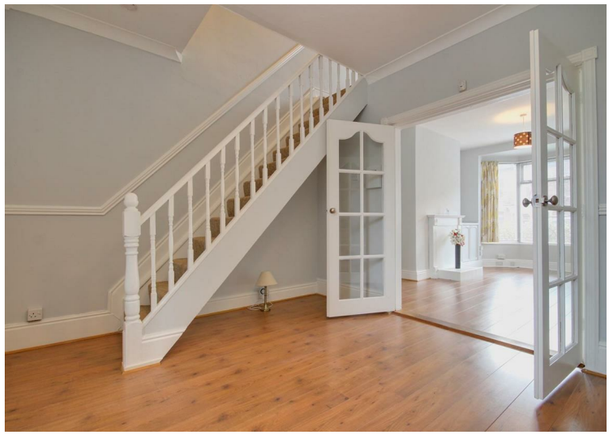

32 Westbourne Grove, Hessle HU13 0QG

Offers Over £159,995

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- Period townhouse
- No forward chain!
- Two DOUBLE Bedrooms
- First floor Bathroom
- Lounge/Dining Room
- Garden with summerhouse
- New boiler fitted October 2021
- Blank canvas to add your design flair within
- Close to Hessle Centre
- EPC: D

Located within this ever popular residential area and presented to the market with no forward chain, this period bay fronted townhouse would be an ideal first time purchase! Enjoying uPVC double glazing and gas central heating the well presented key turn accommodation has Lounge/Dining Room, Kitchen and to the first floor the landing leads to TWO DOUBLE Bedrooms and a house Bathroom. The low maintenance garden has a Summerhouse which would make a great home office, or for those not working from home maybe a great gin bar! The property also has a new boiler fitted. Ideally located for access to Hessle centre and a short drive to the A63/M62 road network, this property is a well presented blank canvas to be able to add your own design flair within and thoroughly enjoy living in a great home! Viewing is a must!

LOCATION

Westbourne Grove is located within ease of reach of the village centre of Hessle. Hessle offers a range of local facilities including excellent local shops, schooling and leisure amenities. Access is also extremely good to Hull city centre and the main road network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LOUNGE

16'6 into bay x 12'8 (5.03m into bay x 3.86m)
A door with glazed inserts leads into the lounge, having sealed unit double glazed walk-in bay window to the front elevation, wood laminate flooring and Adam fire surround. Double doors lead into the dining room.

DINING ROOM

12'8 x 10'3 (3.86m x 3.12m)
With staircase leading to the first floor accommodation and uPVC double glazed window to the rear elevation.

KITCHEN

11'8 x 7'6 (3.56m x 2.29m)
uPVC double glazed windows to the rear and side elevations. A uPVC door leads out into the rear garden. Fitted base and wall cupboards with contrasting worksurfaces and coordinated tiled splashbacks. Gas hob with stainless steel oven.

FIRST FLOOR

LANDING

Cupboard housing the gas central heating boiler.

BEDROOM 1

12'7 x 10'6 (3.84m x 3.20m)
Window to front elevation, recessed storage area.

BEDROOM 2

10'5 x 7'2 (3.18m x 2.18m)
uPVC double glazed window to the rear elevation.

SECOND LANDING AREA

uPVC double glazed window to the side elevation and fitted storage cupboard.

BATHROOM

7'6 x 7'4 (2.29m x 2.24m)
uPVC double glazed window to the rear elevation. Four piece modern suite in white enjoys pedestal wash hand basin, independent shower cubicle, panelled bath and low level WC, complemented with modern tiling to splashbacks.

OUTSIDE

To the front of the property is a small enclosed front garden. The rear garden is designed for ease of maintenance with planted and gravelled areas. To the head of the garden is a detached timber summerhouse which has power and light.

DOUBLE GLAZING

The property benefits from part Double Glazing.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system. A new boiler was added in October 2021.

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.

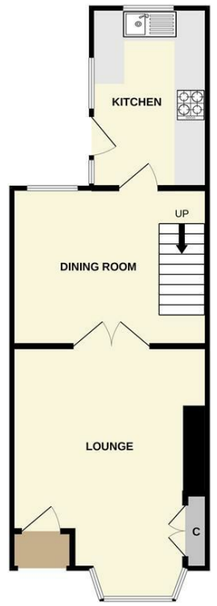
FINANCIAL SERVICES

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 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

EPC RATING

For full details of the EPC rating of this property please contact our office.

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.