



SYMONDS + GREENHAM

Estate and Letting Agents



63 Westbourne Grove, Hessle, Yorkshire HU13 0QL **Asking price £179,500**

SUPERB MID TERRACED HOME WITH HUGE KITCHEN/DINER, CONVERTED LOFT SPACE AND SOUTH FACING REAR GARDEN

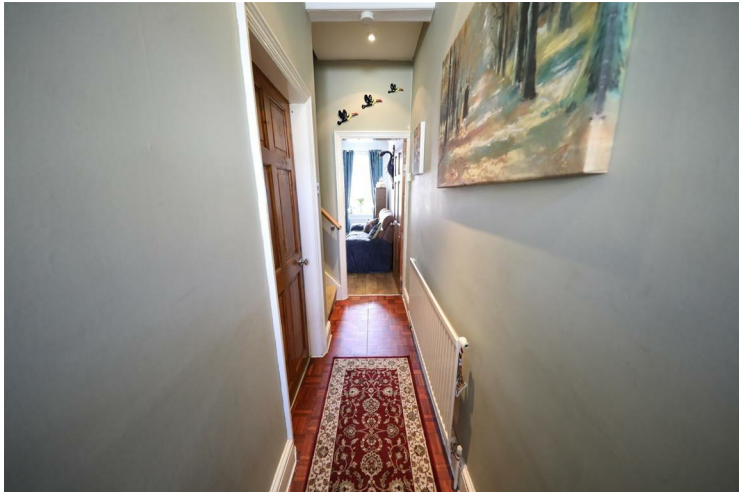
This delightful three bed home would be perfect for a small family or first time buyers. The property is situated on Westbourne Grove in the highly sought after town of Hessle which is home to well regarded schools and a host of local amenities including restaurants, pubs and supermarkets with good transport links to Hull city centre and close to the A63. The property benefits from a south facing rear garden that is quite the sun trap and an excellent space to make use of throughout the summertime. Internally there are two double bedrooms, single third bedroom, family bathroom and a converted loft space to the first and second floors and two excellent sized reception rooms, a stunning 20 foot kitchen diner and convenient downstairs WC to the ground floor.

BOOK YOUR VIEWING ASAP ON THIS WONDERFUL FAMILY HOME!

GROUND FLOOR

ENTRANCE HALL

With stairs to the first floor



LIVING ROOM

10'5 max x 10'6 max (3.18m max x 3.20m max)

A beautiful living room benefiting from an abundance of natural light through the bay window



SITTING ROOM

13'5 max x 13'8 max (4.09m max x 4.17m max)

A second excellent sized reception room with under-stairs storage cupboard, gas fireplace and door to the kitchen



KITCHEN DINER

9'0 max x 20'5 max (2.74m max x 6.22m max)

A 20 foot kitchen diner with a range of eye level and base level units with complementing work surfaces, space for fridge freezer, space for tumble dryer, plumbing for washing machine, stainless steel sink and draining unit, electric oven, gas hob with overhead extractor fan, plumbing for dishwasher and door to the rear lobby



KITCHEN

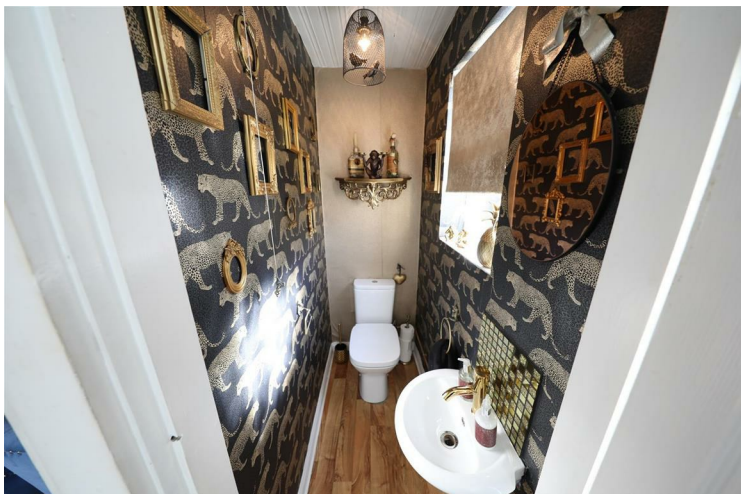


DINING



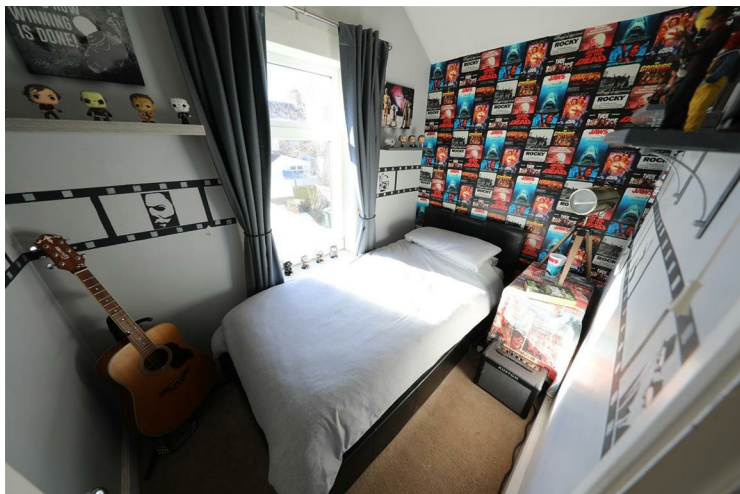
DOWNSTAIRS WC

With low-level WC and pedestal handbasin



BEDROOM THREE

8'6 max x 5'10 max (2.59m max x 1.78m max)



FIRST FLOOR

BEDROOM ONE

13'5 max x 11'2 max (4.09m max x 3.40m max)

An excellent size double bedroom with over stairs storage cupboard



BATHROOM

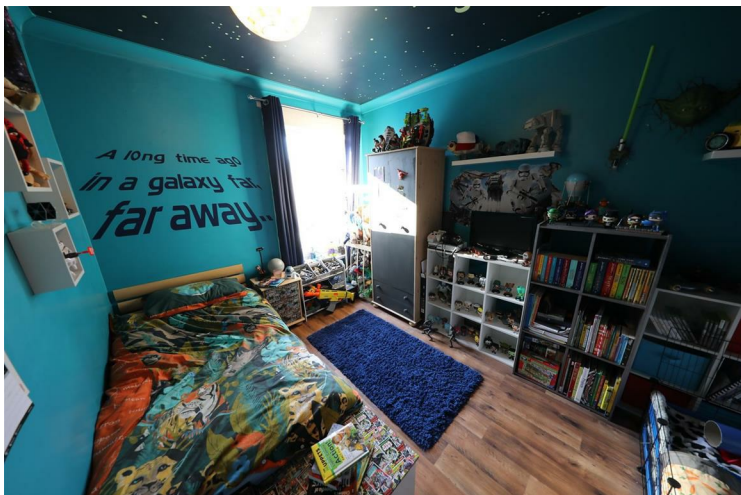
With panelled bath with overhead shower attachment, corner handbasin and tiles from floor to ceiling



BEDROOM TWO

9'2 max x 13'6 max (2.79m max x 4.11m max)

The second good size double bedroom



LOFT SPACE

12'10 max x 11'10 max (3.91m max x 3.61m max)

An excellent sized converted loft space with Velux window, eaves storage and currently used as a fourth bedroom



OUTSIDE

The south facing rear garden is quite the sun trap, offering the perfect place to relax or entertain guests throughout the summer time. It is mainly laid to artificial lawn and enclosed by timber fencing with a wooden shed to the rear providing external storage space and a wooden gate giving access to the rear ten foot.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

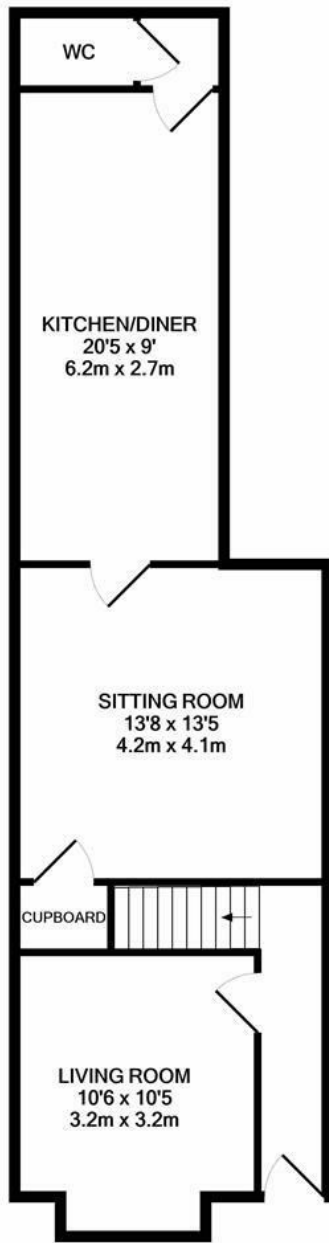
The property has the benefit of double glazing.

VIEWINGS

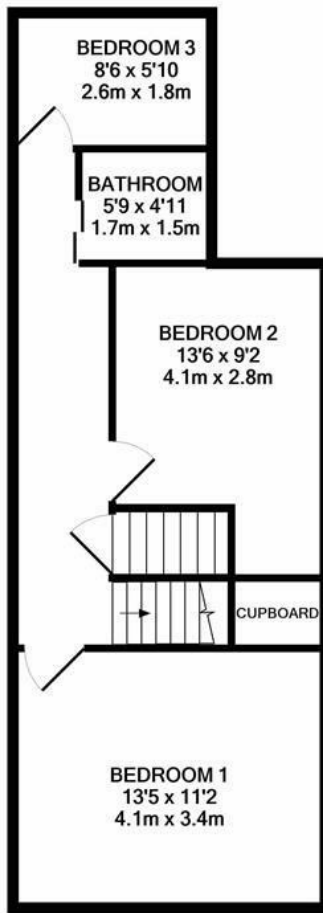
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



GROUND FLOOR
APPROX. FLOOR
AREA 588 SQ.FT.
(54.6 SQ.M.)

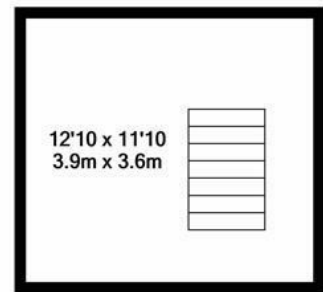


1ST FLOOR
APPROX. FLOOR
AREA 463 SQ.FT.
(43.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1203 SQ.FT. (111.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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LOFT SPACE
APPROX. FLOOR
AREA 152 SQ.FT.
(14.1 SQ.M.)

Energy Efficiency Rating	
Current	Potential
	83
69	
<small>Very energy efficient - lower running costs</small> (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales	EU Directive 2002/91/EC

