



**Grove Hill, Hesse, HU13 0RT**  
£575 Per Calendar Month



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Platinum Collection

## **Grove Hill, Hessle, HU13 0RT**

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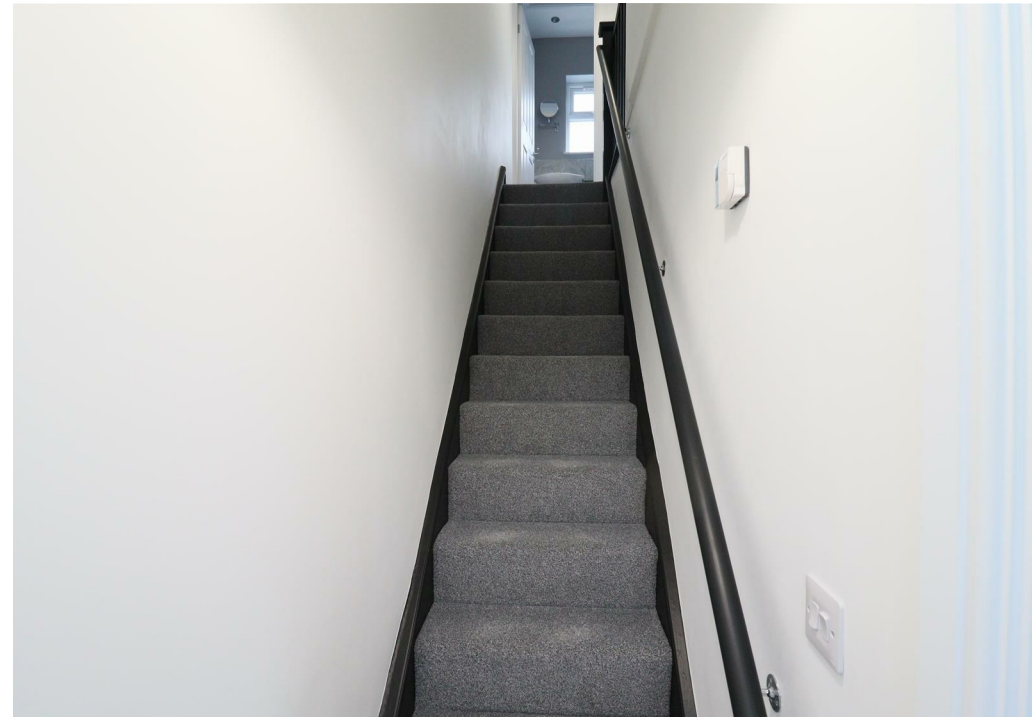
Stunning 2 bedroom home in the heart of Hessle, within close proximity of the ever popular 'The Weir' and Hessle Square. Delightful fitted kitchen and bathrooms, two bedrooms and beautifully decorated throughout. Early viewing is essential to avoid disappointment.



# Grove Hill, Hessle, HU13 0RT

## Key Features

- OFFERED UNFURNISHED
- RECENTLY REFURBISHED
- SOUGHT AFTER LOCATION
- STUNNING KITCHEN
- CONTEMPORARY BATHROOM
- TWO BEDROOMS
- EARLY VIEWING IS A MUST



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-plus) <b>A</b>	<b>89</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>70</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

## HESSLE

The Town of Hessle is well served for local amenities with first class shopping facilities available within the Town Centre, public transportation & local primary and secondary schools. Good road and rail connections are available with a local train station off Southfield, and the A63 dual carriageway running nearby to the South of the town, allowing convenient access to Hull City Centre and the national motorway network.

## ENTRANCE HALL

## LIVING ROOM

With newly fitted carpets, bay window and storage cupboard under the stairs.

## DINING KITCHEN

Newly fitted kitchen with oven, hob, extractor, sink unit and plumbing for automatic washing machine.

## REAR LOBBY

Plumbing for automatic washing machine.

## BATHROOM

Stunning three piece bathroom suite comprising of panelled bath with overhead shower; vanity sink and toilet unit.

## BEDROOM 1

Window to the front elevation

## BEDROOM 2

Window to the rear elevation

## Cloakroom

With vanity sink and toilet unit.

## REAR GARDEN

Low maintenance rear garden

## TENANCY INFORMATION

A minimum of 6 months (Assured Shorthold)  
We will require One Months rental in advance.  
Bond/Deposit equal to One Months rent.  
Sorry - No smokers or pets accepted.  
Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£132.69). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If you application is successful, the holding deposit then forms part payment of your first months rent.

## AGENTS NOTES

Philip Bannister & Co.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 Philip Bannister & Co.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.

## AGENTS NOTES (continued)

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42. CTL Three Ltd £142.40 Typical Conveyancing Referral Fee Move With Us Ltd £126.25. Bridge McFarland LLP £100 Quality Solicitors Locking £100

















**Philip**  
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Estate & Letting Agents

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