CLUBLEYS

43, Cambridge Road, Hessle, HU13 9DB
Guide Price £120,000







This is a sought-after residential area of Hessle, and presents an excellent opportunity for those seeking a contemporary two-bedroom terraced house. This property is conveniently located near the bustling town centre, offering easy access to local amenities and transport links.

Upon entering, there is an entrance porch that leads into the entrance hall. The living room is a comfortable space, perfect for relaxation. The well-appointed breakfast kitchen, complete with a utility area, provides ample room for everyday living. The two bedrooms are generously sized, while the bathroom is conveniently located to serve both rooms.

The property benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. Outside, you will find gardens to both the front and rear, providing a great outdoor space. Additionally, a detached garage is situated at the rear of the property, accessible via a Tenfoot, offering secure parking or extra storage.

This terraced house is an ideal choice for first-time buyers, small families, or investors looking for a property in a vibrant community. With its combination of space, comfort, and a prime location.

Tenure: Freehold
East Yorkshire Council
BAND: B

Hessle is situated 5 miles west of Kingston upon Hull city centre. Transport to and from Hessle is convenient, with good access to main roads such as the A15, A63 & M62 (via the A63).

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH
Upvc entrance porch.

ENTRANCE HALL
Stairs off.

LIVING ROOM
3.96m x 3.69m
A lovely light room with bay window to the front elevation and fireplace housing gas coal effect fire. Laminate flooring.

BREAKFAST KITCHEN
4.61m x 2.46m
Complementary base and wall mounted units with complimentary work surfaces incorporating stainless steel sink unit and tiled splash backs. Freestanding gas cooker and laminate flooring. Wall mounted central heating boiler. partially tiled walls.

UTILITY AREA
Work surface and plumbing for washing machine. Back door off.

FIRST FLOOR

LANDING

BEDROOM ONE
4.59m x 3.58m
A range of fitted bedroom furniture.

BEDROOM TWO
2.88m x 2.70m
Fitted double wardrobe.

BATHROOM
1.79m x 1.70m
White suite comprising of low level WC, pedestal hand basin and panelled bath with electric shower over. Tiled walls, vinyl flooring and ladder towel rail.

OUTSIDE
The gravelled front garden is has timber fencing to the sides and walling to the front with metal railing and a metal gate.
The spacious rear garden has a raised patio area with steps down to the lawn.
A detached garage has an open over door and personal door. Vehicle access is via a ten foot.

ADDITIONAL INFORMATION
Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

SERVICES
Mains water, drainage, electricity and gas are connected to the property.

APPLIANCES
No appliances have been tested by the agent.

FLOOR PLANS/MEASUREMENTS
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

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Estate Agents | Lettings Agents | Chartered Surveyors

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

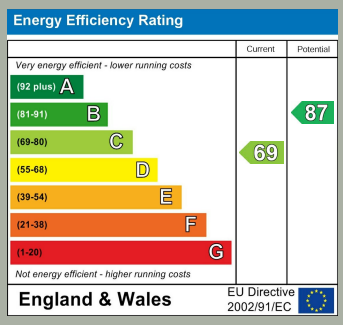
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.

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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.