

CLUBLEYS



43, Cambridge Road,
HU13 9DB
TO LET £695 PCM



A Spacious TWO Bedroom Terrace House in a popular residential area close to Hessle Centre. Having the benefit of gas central heating and pvc double glazing the property comprises entrance porch, entrance hall, living room, kitchen, utility area, two bedrooms and bathroom. There are GARDENS to the front and rear of the property. A detached GARAGE is situated at the rear of the property accessed via a Tenfoot.

DEPOSIT REQUIRED £800. HOLDING DEPOSIT £160. AVAILABLE BEG AUGUST

RENT £695 PCM | DEPOSIT £800 | AVAILABLE FROM
East Yorkshire Council BAND: B

rightmove 

www.clubleys.com

ZOOPLA



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. Tv point.

KITCHEN DINER

4.61m x 2.46m

Having wall and floor units with complementary 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 good of 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

DEPOSIT PROTECTION SERVICES

The deposit for this property will be held by The Deposit Protection Service, who are authorised by the government.

The Deposit Protection Service

The Pavilions

Bridgewater Road

Bristol

BS99 6AA

Tel: 0844 4727000

HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, will be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken. This will be credited to the first months rent .

REFERENCES

We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|--|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | <div style="text-align: center;"> 87 </div> |
| (81-91) B | | | |
| (69-80) C | | 69 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

OPENING HOURS

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

DEPOSIT PROTECTION SCHEME

Deposit will be required, the amount is stated in the main property description. The deposit for this property will be held by The Deposit Protection Service, who are authorised by the Government.

The Deposit Protection Service
 The Pavilions
 Bridgewater Road
 Bristol
 BS99 6AA
 Tel: 0330 3030030

HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and Tenancy Agreements are undertaken. This will be credited to the first months rent. If at any time you decide not to proceed with the Tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the Landlords, then the holding deposit will be retained by us or the Landlords. If the Landlord decides not to proceed, then the holding deposit will be refunded.

AGENTS NOTES

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

Chartered Surveyor,
 Estate Agents,
 Lettings Agents &
 Auctioneers

1 Toft Court, Skillings Lane, Brough, East Yorkshire,
 HU15 1BA
 01482 662211
 brough@clubleys.com
 www.clubleys.com



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise also their accuracy. No person in employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.