

35, Cambridge Road,  
Hessle, HU13 9DB  
£130,000



This well-presented mid-terrace house is in move-in condition, making it a perfect choice for first-time buyers or investment opportunities. Neutrally decorated throughout, the property offers a bright and tranquil atmosphere.

On the ground floor, you'll find an inviting entrance hall with stairs leading to the first floor. The front-facing living room benefits from a large bay window. The spacious dining kitchen leads directly into the conservatory, creating a seamless flow of living space.

The first floor comprises two double bedrooms, both generously sized and tastefully decorated. A well-maintained family bathroom completes this level.

Externally, the property features a small, low-maintenance garden at the front. To the rear, there is an enclosed garden with a raised decking area, ideal for relaxing or entertaining. This home is ready for immediate occupancy and should not be missed.

East Riding of Yorkshire Council tax band - A  
Tenure - Freehold  
EPC rating - TBC



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## THE ACCOMMODATION COMPRISES:-

### GROUND FLOOR

#### ENTRANCE HALL

External door leading in. Stairs to first floor. Coving to ceilings.

#### LIVING ROOM

4.0 x 3.7 (13'1" x 12'1")

Light and airy room with bay window, feature fireplace with white surround and marble effect inset and hearth - gas pebble fire. Under stairs cupboard. Laminate flooring. Television and telephone point. Coving to ceiling.

#### DINING KITCHEN

4.60 x 2.50 (15'1" x 8'2")

Range of beechwood effect wall and base units with complimenting work surfaces, composite one and half bowl sink unit with drainer board. Integrated stainless steel fan oven, stainless steel four ring gas hob with concealed extractor fan over. Space for fridge freezer. Space for dining table. Door into conservatory. Laminate flooring.

#### CONSERVATORY

2.70 x 2.50 (8'10" x 8'2")

Overlooking rear garden. Recessed storage cupboard. Plumbing for washing machine and space for tumble dryer. French doors to decked patio area.

### FIRST FLOOR

#### LANDING

Hatch to loft.

#### BEDROOM ONE

4.60 x 3.60 (15'1" x 11'9")

Large recessed wardrobe. Open tiled fireplace.

#### BEDROOM TWO

2.80 x 2.70 (9'2" x 8'10")

Additional double bedroom to the rear. storage cupboard.

#### BATHROOM

1.90 x 1.70 (6'2" x 5'6")

White three piece suite comprising of toilet and basin vanity unit with storage, 'P' shaped panelled bath with waterfall shower and hand held attachment. Laminate flooring. Tiling to walls. Extractor fans. Privacy glass.

### EXTERNAL

The front of the property there is a small stoned garden with timber fence and hedging to the boundary line.

The rear is a large raised timber decked area leading to lawned area with a paved path to the rear access gate. Timber fencing to boundary.

### ADDITIONAL INFORMATION

#### SERVICES

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

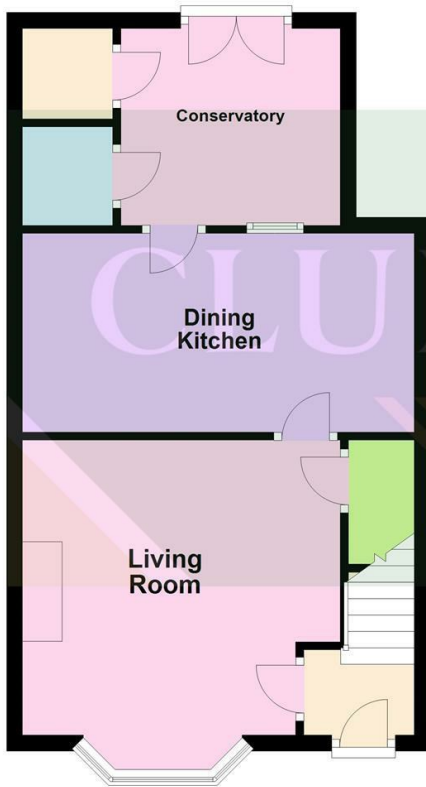
#### APPLIANCES

No appliances have been tested by the agents.





## Ground Floor



## First Floor



### 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

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

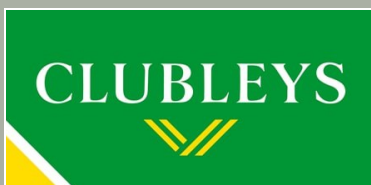
### FREE VALUATIONS FOR SALE

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.

### 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.