

30, Broad Avenue,  
Hessle, HU13 0FG  
£350,000



## ABOUT THE PROPERTY

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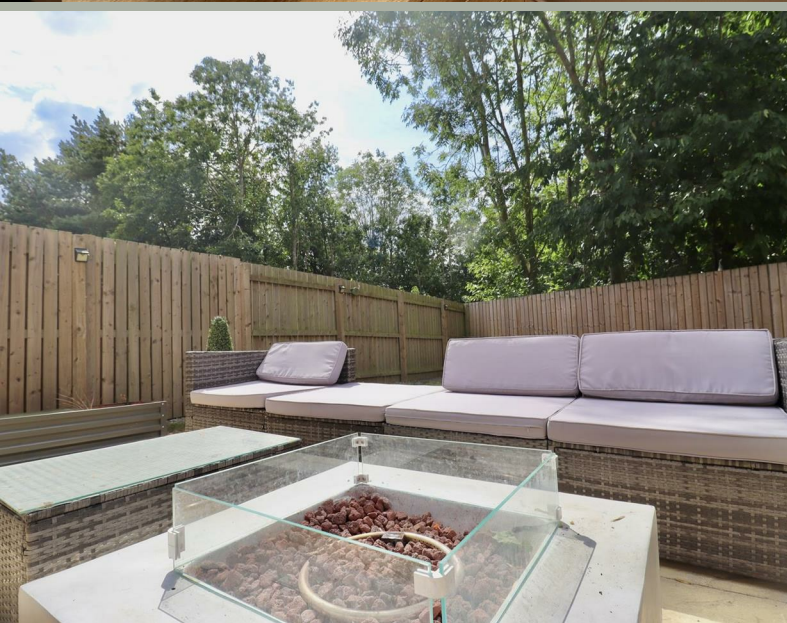
This stunning detached house is a true gem for those seeking a stylish and spacious family home. With four well-proportioned bedrooms, this property offers ample space for both relaxation and entertaining.

As you enter, you are greeted by calm neutral colour schemes leading to the main attraction, a dining kitchen/family room that sets the tone for the rest of the home. This great entertaining room is perfect for hosting gatherings with family and friends, providing a delightful space to create lasting memories. With a separate lounge, you can close the door to the world outside, and relax in this calming space.

The exterior of the property boasts parking for two vehicles, a valuable feature in this desirable area. The home is not only practical but also exudes charm, making it an Instagram-worthy residence that is sure to impress.

This property is ideal for families or anyone looking to enjoy the vibrant community of Hessle, with its excellent local amenities and picturesque surroundings. Do not miss the opportunity to make this beautiful house your new home.







Tenure: Freehold  
East Riding of Yorkshire  
Band: E

## ACCOMMODATION COMPRISES

### ENTRANCE HALLWAY

5.64m x 0.97m (18'6 x 3'2)

Composite half glazed door leading to stairs, storage cupboard, understairs storage area and doors to...

### CLOAKROOM

Low level WC, pedestal wash basin, extractor fan, tiled flooring.

### LOUNGE

5.72m x 3.12m (18'9 x 10'3)

UPVC double glazed walk in bay to front elevation.

### DINING KITCHEN

4.78m x 5.99m (15'8 x 19'8)

UPVC double glazed window and French doors with side panels, a contemporary style kitchen with base and wall mounted units, integrated dishwasher, fridge/freezer, wall mounted double oven, five burner gas hob, with extractor over. Stainless teak sink and mixer tap. Brick tiled splashbacks and flooring. Door leading to...

### UTILITY ROOM

2.13m x 1.83m (7'0 x 6'0)

Composite half glazed door leading out into the garden. Range of base and wall mounted units, space for washer and dryer. Tiled flooring.

## FIRST FLOOR

### LANDING

Loft access and doors leading to...

### BATHROOM

9'4 x 5'8 (29'6" x 13'1" x 16'4" x 26'2")

UPVC double glazed window to rear elevation, walk in shower cubicle, panel bath, tiled splashbacks, low level WC and pedestal wash basin. Heated towel rail, vinyl flooring.

### MASTER BEDROOM

3.76m x 5.03m (12'4 x 16'6)

UPVC double glazed windows x two to front elevation. Door leading to...

### ENSUITE

Walk in shower, tiled splashbacks, low level WC, pedestal wash basin, heated towel rail, vinyl flooring.

### BEDROOM TWO

3.53m x 2.72m (11'7 x 8'11)

UPVC double glazed window to front elevation.

### BEDROOM THREE

4.06m x 2.74m (13'4 x 9'0)

UPVC double glazed window to rear elevation.

### BEDROOM FOUR

3.45m x 3.07m (11'4 x 10'1)

UPVC double glazed window to rear elevation.

## OUTSIDE

To the front of the property there is a paved driveway to accommodate two vehicles. Attached garage, partially laid to lawn. With footpath down the side of the property leading to the rear garden. Garden is mainly laid to lawn with paved patio area.

## 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.

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

EPC RATING - B

COUNCIL TAX BAND - E

TENURE - FREEHOLD

## SERVICES

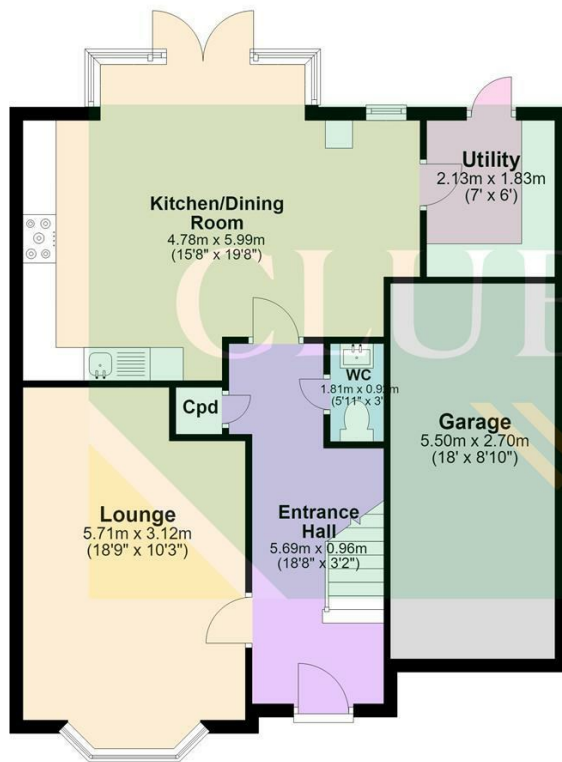
Mains drains, water, gas and electricity.

## APPLIANCES

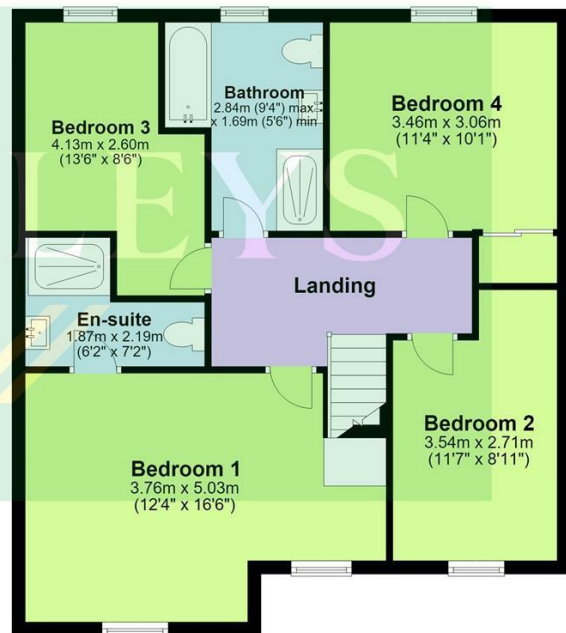
None of the appliances have been tested by the agents.



## Ground Floor



## First Floor



Total area: approx. 155.0 sq. metres (1668.8 sq. feet)

### 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>

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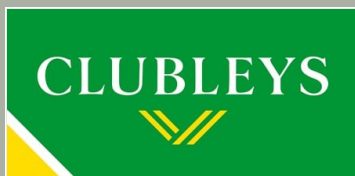
### MORTGAGES

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](mailto: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.

### 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.



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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 93                      |
| (81-91) B                                   | 84      |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.