



4a Carlton Drive, Aldbrough, Hull, East Yorkshire, HU11 4SF

- Well Presented Detached Three Bedroom Bungalow
- Oil Fired Central Heating System and Double Glazing
- Modern Dining Kitchen with access to Lounge with Log Burner
- Three Bedrooms (Two of which are Doubles)
- Low Maintenance Enclosed Private Gardens
- Viewing Highly Recommended - No Forward Chain
- Entrance Hall with Rooms off
- Separate Rear Entrance Utility Room
- Family Bathroom with Four Piece Suite
- Parking with Garage and Garden Summerhouse

Offers In The Region Of £255,000



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4a Carlton Drive, Aldbrough, Hull, East Yorkshire, HU11 4SF

Three bedroom detached bungalow, offered for sale with No Forward Chain. This lovely home is highly recommended for both internal and external inspections to fully appreciate the space and condition of this super property. Located in the East Yorkshire coastal village of Aldbrough the bungalow enjoys a pleasant cul de sac position. The accommodation comprises:- Entrance hall, dining kitchen, lounge, rear entrance utility, three bedrooms (two of which are double size rooms) and a family bathroom with a four piece suite. The low maintenance garden areas are private and enclosed with security gated driveway access to the parking and garage. The rear has an artificial lawn area with generous size summer house. Double glazing, oil fired central heating system and LPG for cooking hob only. Viewing via Leonards.

Location

Located in the rural village of Aldbrough, approximately 14 miles from Hull City centre and 7 miles from Hornsea. The village is served by local amenities including a primary school, village store, doctors surgery, sub post office (within one of the shops) fish and chip shop and public house. A wider range of amenities are available in Hull and Hornsea.

Entrance Hall

Main front entrance door provides access into the welcoming hallway, wooden style flooring, radiator, access to roof void and doors to rooms off.

Dining Kitchen

17'4" x 14'0" (5.304m x 4.281m)

Fitted with a generous range of base and wall units with contrasting work surfaces which incorporate the single drainer sink unit with mixer tap. Appliances of electric double oven with LPG hob with hood over, wine/drinks cooler and dishwasher. Windows to the side and rear elevations with French doors to the outside. Tiled flooring, radiator and access intro:

Lounge

17'4" x 10'11" (5.294m x 3.344m)

A lovely double aspect room with windows to the front and side elevations, inset log burner and radiator.

Rear Entrance Utility Room

8'10" x 7'3" (2.711m x 2.212m)

With base and wall units, work surface with single drainer sink unit with mixer tap. Space for appliances beneath. Rear entrance door and tiled flooring.

Bedroom One

10'8" x 14'1" (3.268m x 4.316m)

Window to the front elevation and radiator.

Bedroom Two

11'9" x 14'2" (3.583m x 4.331m)

Window to the front elevation and radiator.

Bedroom Three

7'8" x 10'10" (2.352m x 3.320m)

Window to the rear elevation and radiator.

Bathroom

10'9" x 7'1" (3.289m x 2.181m)

Fitted with a four piece suite of spa type bath, shower area with tray, screen and mains plumbed shower, wash hand basin and WC. Window to the rear elevation, towel rail radiator, tiling to the walls and extractor fan.

Outside

The property occupies pleasant garden plot and has boundary walling and fencing to ensure security and privacy. Remote control security gate provides access to the generous parking area and in turn access to the garage and rear garden area. The rear has an artificial lawn for ease of maintenance and access to the garden summer house and further side area of the bungalow. The oil boiler is located outside at the rear of the bungalow and the oil storage tank and refuse waste bin area is located externally to the side of the bungalow.

Garage

12'0" x 20'0" (3.668m x 6.102m)

With remote controlled up and over access door, light and power provided.

Summerhouse

10'0" x 18'0" (3.052m x 5.487m)

Timber garden summer house with light and power.



Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

Energy Performance Certificate

The current energy rating on the property is C (70).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number ALD003004001. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

Services

The mains services of water and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

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

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



Ground Floor



Potential Layout for guidance purposes only.
Plan produced using PlanUp.

4A Carlton Drive, Aldborough

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(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		

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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