



QUICK&CLARKE
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35 Headlands Drive, Aldbrough HU11 4RS
Offers in the region of £124,950

- Semi-Detached Bungalow
 - Ready To Move Into
 - Parking Drive and Rear Garden
 - Must Be Viewed

- Tucked Away Location
 - Two Bedrooms
 - No Chain
 - Energy Rating: E

A well presented two bedroomed semi-detached bungalow which enjoys a lovely tucked away location and offers ready to move into accommodation. No chain.

LOCATION
The bungalow is located towards the end of a tucked away cul-de-sac leading off Headlands Drive which in turn leads from Headlands Road.

Aldbrough itself is a small East Yorkshire coastal village, which has a parish population of around 1350. The village is conveniently situated some 12 miles or so to the north of the city of Hull and about 7 miles to the south of Hornsea town centre. The village is served by local shops, public houses, its own primary school, Dr's Surgery, playing field and sports hall, and a country bus service.

ACCOMMODATION
The accommodation has LPG gas central heating via hot water radiators, UPVC double glazing and is arranged on one floor as follows:

ENTRANCE PORCH
With UPVC outer door and inner door to:

LOUNGE
12'5" x 11'10" (3.78m x 3.61m)
With an electric fire set on a hearth and inset with a timber surround and one central heating radiator.

INNER HALL
With an access hatch leading to the roof space, one central heating radiator and doorways to:

KITCHEN
8'11" x 9'10" (2.72m x 3.00m)
With a good range of base and wall units incorporating contrasting work surfaces with a

stainless steel sink unit, built in oven and split level hob with cooker hood over, plumbing for an automatic washing machine, cupboard housing the hot water cylinder and UPVC side entrance door.

BEDROOM 1 (FRONT)
11'10" x 11'11" (3.61m x 3.63m)
With one central heating radiator.

BEDROOM 2 (REAR)
8'10" x 9'10" (2.69m x 3.00m)
With one central heating radiator.

BATHROOM/W.C.
6'2" x 5'6" (1.88m x 1.68m)
With an independent shower cubicle incorporating an electric instant shower, low level W.C., pedestal wash hand basin, part tiling to the walls and one central heating radiator.

OUTSIDE
The property fronts onto a lawned foregarden and there are double opening wrought iron gates leading to the parking drive.

To the rear is an attractive garden with lawn, borders and a timber built garden shed.

TENURE
The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors). There is no chain involved in the sale of this property and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX BAND
The council tax band for this property is band A.

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.



Total area: approx. 51.6 sq. metres (555.4 sq. feet)