



**7 Butler Close , Aldbrough HU11 4FF**  
**Offers in the region of £189,950**

- Modern home
- Beautifully appointed
- 24ft open plan living kitchen & lounge
- Integral appliances
- Fitted wardrobes
- Low maintenance gardens
- Open outlook to rear
- Energy Rating - B

#### LOCATION

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

Completed to a high standard in 2023 the accommodation has central heating from an air source heat pump with underfloor to the main ground floor, radiators to the first floor with a zone central heating system, UPVC double glazing, a burglar alarm and solid oak internal doors. The accommodation is arranged two floors as follows:

#### ENTRANCE HALL

With composite front entrance door, built in cylinder cupboard and doorway to:

#### CLOAKS/W.C.

With a low level W.C., wash hand basin with tiled splashback and laminate flooring.

#### OPEN PLAN KITCHEN, LOUNGE AND DINING ROOM

15'5" narrowing to 7'11" x 24'11" (4.70m narrowing to 2.41m x 7.59m)  
With a good range of fitted base and wall units incorporating contrasting worksurfaces with an inset 1 1/2 bowl sink unit, integrated dishwasher, fridge freezer, microwave, built in oven and split level hob with cooker hood over and bi-fold lead onto the rear garden and provide a pleasant aspect over the adjoining fields.

#### FIRST FLOOR

#### LANDING

With access hatch leading to the roof space, which has a folding loft ladder, is part bordered and light laid on.

#### BEDROOM 1

13'6" (net) x 8'3" overall (4.11m (net) x 2.51m overall)  
With high quality fitted wardrobes along one wall and including matching bedside cabinets and one central heating radiator.

#### BEDROOM 2 (REAR)

8'7" x 7'6" (2.62m x 2.29m)  
Which incorporates fitted wardrobes along one wall along with drawers, this room enjoys a particularly pleasant outlook over the garden and fields beyond and there is one central heating radiator.

#### BEDROOM 3

6'5" x 10'7" (1.96m x 3.23m)  
With pleasant views over adjoining fields and one central heating radiator.

#### BATHROOM/W.C.

6'5" x 5'10" (1.96m x 1.78m)  
With a walk in shower cubicle incorporating hand shower and rain shower above, vanity unit housing the wash hand basin, low level W.C. and a heated towel rail.

#### OUTSIDE

The property fronts onto a low maintenance foregarden and there is a private parking drive along the side of the property for two vehicles along with an electric vehicle charging point.

To the rear is an easy to maintain garden which is paved and gravelled with a fenced surround. The rear garden adjoins open fields beyond providing some attractive open views.

#### TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

NB: Please note some of the photography has been provided by the vendor and is still reprehensive of the property.

#### COUNCIL TAX BAND

The council tax band for this property is band B.



Ground Floor

First Floor

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.