

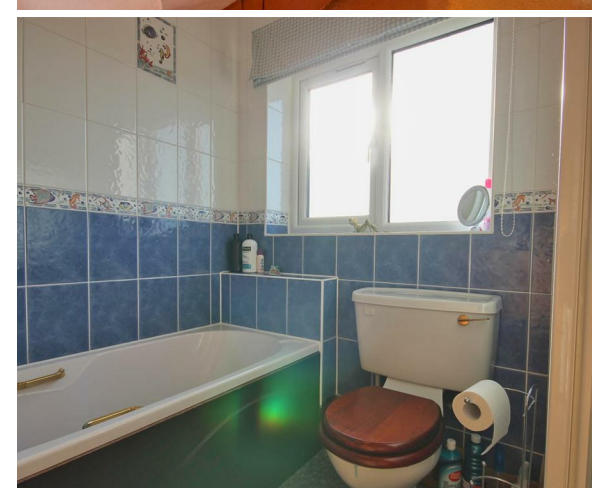


Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
HU18 1AW
01964 537123
hornsea@qandc.net

46 Hornsea Road, Aldbrough, Hull, Yorkshire, HU11 4QW
Offers in the region of £299,950



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Substantial five bedroomed house
- Dining kitchen
- Two en-suite bedrooms
- Large garage
- Must be viewed

- Three reception rooms
- Utility Room
- Generous gardens
- Plenty of parking
- Energy Rating - D

LOCATION

This property fronts onto Hornsea Road on the Northern outskirts of Aldbrough, benefitting from a pleasant open outlook at the front. The property has a rear vehicular access to the substantial garage and there is ample off street parking.

Aldbrough is a charming and well-served coastal village on the East Yorkshire coast, offering an appealing blend of seaside living and everyday convenience. With a parish population of around 1,350, the village enjoys a friendly community atmosphere while benefitting from a range of local amenities. Ideally positioned, Aldbrough lies approximately 12 miles north of the city of Hull and around seven miles south of the popular seaside town of Hornsea, providing excellent access to both urban and coastal attractions. The village is well equipped with local shops, public houses, a primary school, doctors' surgery, playing field and sports hall, all supported by a regular country bus service. This attractive coastal location makes Aldbrough a popular choice for those seeking a relaxed lifestyle by the sea without compromising on connectivity or essential facilities.

ACCOMMODATION

The particularly well proportioned accommodation has an oil fired central heating system via hot water radiators, Upvc double glazing and is arranged on two floors as follows:

CANOPY PORCH

With Upvc entrance door opening into:

RECEPTION HALL

12'1" x widening to 15'10" x 9'7"
With a dogleg spindled staircase leading off, understairs cupboard, laminate flooring and one central heating radiator.

CLOAKS/W.C

With a low level w.c, wash hand basin and one central heating radiator.

REAR LOUNGE

18'7" x 11'8"

With a wood burning stove set on a stone hearth with timber mantle over, Upvc double glazed patio doors to the rear garden with matching side panels, laminate flooring and one central heating radiator.

DINING ROOM

11'8" x 9'7"

Currently used as a craft room, with open front outlook, laminate flooring and one central heating radiator.

SNUG / STUDY

9'9" x 9'7"

With open front outlook, laminate flooring and one central heating radiator.

DINING KITCHEN

13'7" x 11'8"

With fitted base and wall units with contrasting worksurfaces, a built-in double oven, split level ceramic hob with cooker hood over, an inset one and a half bowl sink, plumbing for an automatic dishwasher, split Upvc stable rear entrance door, laminate flooring and one central heating radiator.

UTILITY ROOM

5'1" x 11'8"

With fitted base and wall units, worksurface with an inset sink, plumbing for an automatic washer, Upvc side entrance door, laminate flooring and one central heating radiator.

FIRST FLOOR

PART GALLERIED LANDING

With spindled balustrade, access hatch to a useful roof storage space, and doorways to:

MASTER BEDROOM 1 (REAR)

11'11" x 11'8"

With built-in wardrobe cupboard, one central heating radiator and doorway leading through to the en-suite.

EN-SUITE SHOWER ROOM

6'9" x 5'7"

With a corner shower with an electric instant heated shower unit, low level W.C., pedestal wash hand basin, half height tiling to the walls with extra tiling to the shower area, extractor fan, shaver point and one central heating radiator.

BEDROOM 2 (FRONT)

11'8" x 9'7"

With open front outlook, one central heating radiator and doorway leading through to the en-suite.

EN-SUITE SHOWER ROOM

5'5" x 5'9"

With a corner shower cubicle, low level W.C. and wash hand basin, half tiling to the walls with matching tiling to the shower, built-in cylinder / airing cupboard and one central heating radiator.

BEDROOM 3 (REAR)

10'5" x 11'8"

With one central heating radiator.

BEDROOM 4 (REAR)

8' x 11'8" overall

With laminate flooring and one central heating radiator.

BEDROOM 5 (FRONT)

9'8" x 9'7" overall

Currently used as a home office, with open front aspect, and one central heating radiator.

BATHROOM/W.C

7'6" x 5'2"

With a panelled bath incorporating mixer taps and hand

shower, pedestal wash hand basin and low level W.C., separate shower cubicle, full height tiling to the walls, extractor fan and one central heating radiator.

OUTSIDE

The house stands in a generous plot, which measures about 52ft wide x 175ft in depth. There are lawned areas on all four sides of the house with a fenced surround and well stocked borders.

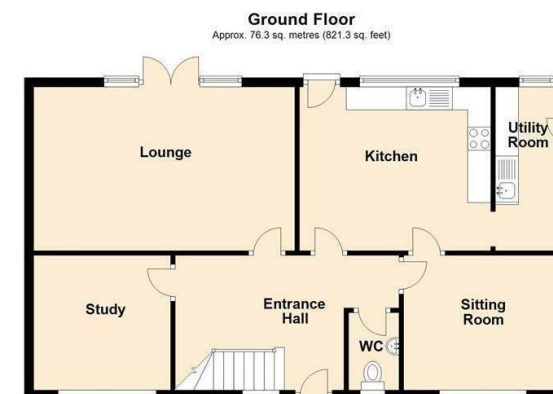
A raised and enclosed deck adjoins the rear of the lounge and there is a generous lawned garden which leads to meet a sun logia with wood burning stove. A large parking court / turning area leads from the rear entrance through double gates to a substantial garage 12'9" x 16'6", power and light laid on. To the rear of the garage is a useful lean to store.

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.

COUNCIL TAX BAND

The council tax band for this property is band E.



Total area: approx. 152.6 sq. metres (1642.5 sq. feet)