

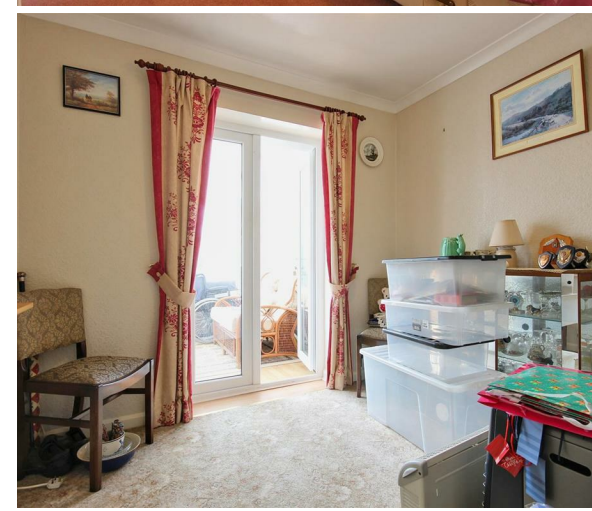


Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place
Hornsea
East Riding of Yorkshire
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26 Queensmead, Aldbrough, HU11 4RH
Offers in the region of £129,950



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	79
England & Wales	EU Directive 2002/91/EC	

- No Chain
- Two Bedrooms
- Conservatory to Rear
- Parking Drive
- Energy Rating - E

LOCATION
This property fronts onto Queens Mead which leads between Garton Road and High Street, a short distance from the centre of the village shops and amenities.

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 oil fired central heating via hot water radiators, UPVC double glazing and is arranged on one floor as follows:

L SHAPED ENTRANCE HALL
With UPVC entrance door and doorways to:

LOUNGE
12'1" x 15'4"
With a bow window to the front, two wall light points, an electric fire with inset and surround and one central heating radiator.

KITCHEN
7'1"" x 8'9"
With a range of base and wall units incorporating work surfaces with a stainless steel sink unit and tiled splashbacks, space for a slot in cooker with cooker hood over, plumbing for an automatic washing machine, laminate flooring and one central heating radiator.

BEDROOM 1 (REAR)
11'7" x 12'1"
With a built in cylinder cupboard and one central heating radiator.

- Well Maintained Bungalow
- Modern Bathroom/w.c
- Gardens Front & Rear
- Garage

BEDROOM 2 (REAR)
8'9" x 8'5"
With one central heating radiator and double French doors to:

CONSERVATORY
10'6" x 7'10"
With a brick base and UPVC double glazed windows overlooking the rear garden, a pitched polycarbonate covered roof, laminate flooring and UPVC door to the garden.

BATHROOM/W.C.
5'4" x 6'4"
With a panelled bath incorporating an electric instant shower over, vanity unit housing the wash hand basin and a concealed cistern/W.C., mermaid boarding to the walls and one central heating radiator.

OUTSIDE
The property sits behind a generous foregarden which is lawned with a number of shrubs and there is a gated driveway which leads along the side of the bungalow to meet a single detached garage (9' x 18'7") with up and over main door, side personal door, power and light laid on.

To the rear is a mainly lawned garden along with a garden shed and an oil storage tank.

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 A.

