



# Quick & Clarke

PROPERTY SPECIALISTS

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32 Queens Mead, Aldbrough, HU11 4RH  
Offers in the region of £169,950



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

- No chain
- Updated and recently modernised
- Corner plot
- Well secluded garden to the rear

- Well appointed throughout
- Modern kitchen and shower room
- Plenty of parking
- Energy Rating - C

### LOCATION

This property fronts onto Queens Mead, a pleasant varied residential area within the popular village of Aldbrough.

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 benefiting 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 accommodation has air source central heating via hot water radiators, UPVC double glazing, UPVC facias and soffits and is arranged on one floor as follows:

#### L SHAPED ENTRANCE HALL

With composite entrance door, laminate flooring, access hatch leading to the roof space and one central heating radiator.

#### LOUNGE

11'10" x 15'4"

With a cast iron basket grate fireplace with timber mantle over, a bow window to the front and two central heating radiators.

#### KITCHEN

8'2" x 7'11"

With a modern range of fitted base and wall units incorporating timber worksurfaces with an inset stainless

steel sink unit, built in oven and split level ceramic hob with cooker hood over, space for a slot in fridge freezer, integrated washing machine, tiled splashbacks, laminate flooring and a wall mounted electric room heater.

#### BEDROOM 1 (REAR)

11'11" x 11'9"

With a built in cylinder / airing cupboard incorporating a pressurised heating system and one central heating radiator.

#### BEDROOM 2 (REAR)

8'3" x 8'10"

With laminate flooring, double French doors to the rear garden and one central heating radiator.

#### BATHROOM/W.C.

5'2" x 5'10"

With a modern suite comprising of a walk in shower cubicle with hand shower and rain shower above and full height tiling, pedestal wash hand basin, low level W.C., ceramic tile floor covering and a ladder towel radiator.

#### OUTSIDE

The property fronts onto an ornamental foregarden with a pond and mature shrubs, gravelled and paved surfaces and there is a generous mainly gravelled parking drive which is accessed through double wrought iron gates and there is a dwarf walled frontage.

To the rear is a well secluded garden which incorporates a gravelled patio and an enclosed garden beyond with a decked sun terrace, artificial lawns and well stocked borders. There are also two garden sheds, an outsider tap and external lighting. The rear garden adjoins open land beyond providing a great deal of privacy.

#### 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.

