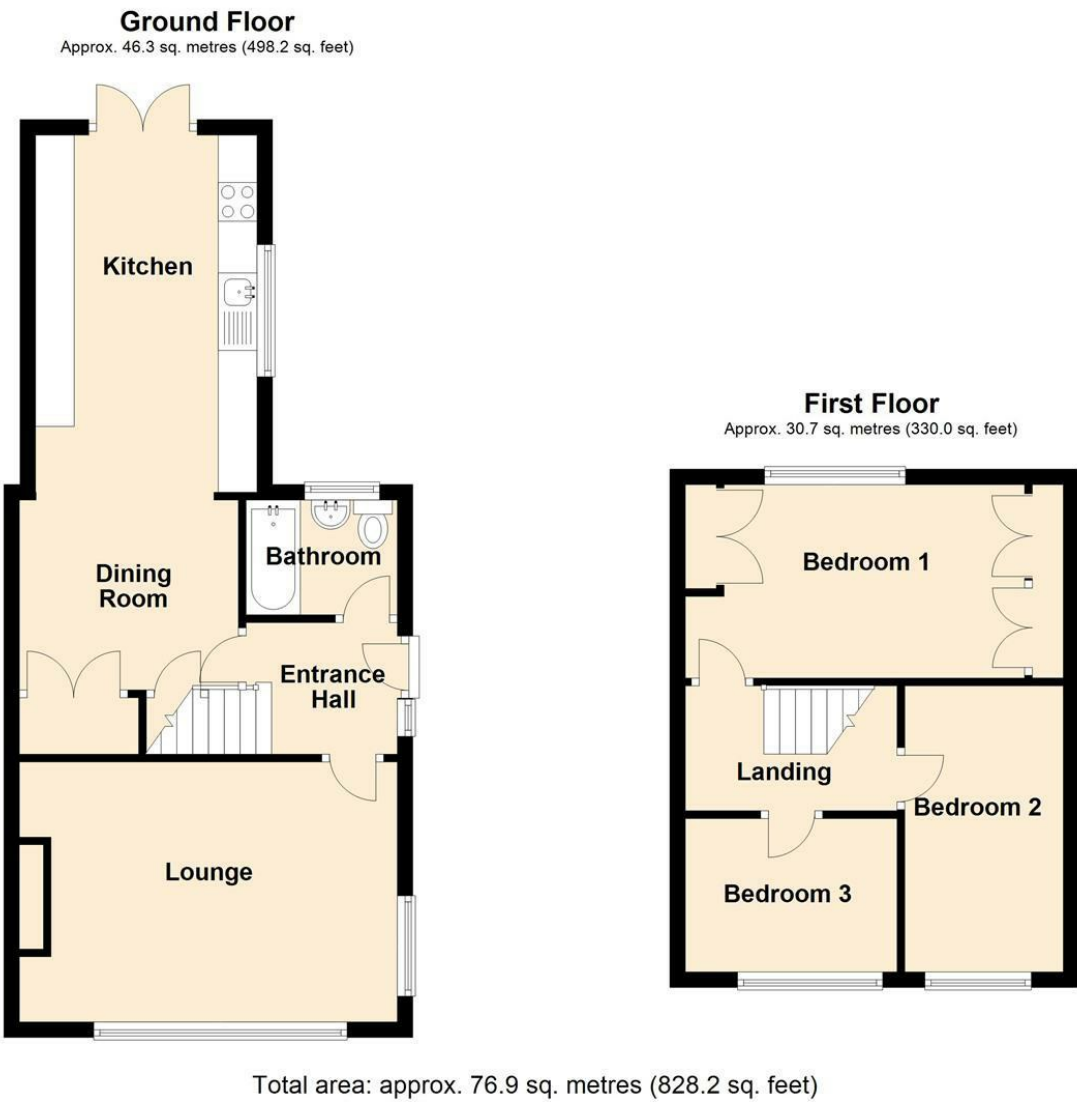


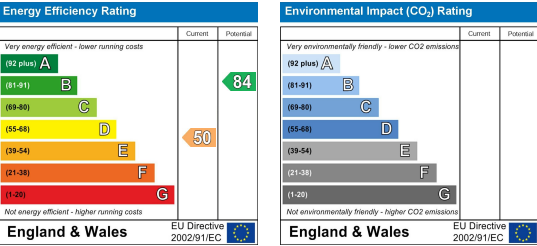
Floor Plan (for identification purposes only)



Viewing

Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





- Semi Detached Village House
- Choice Location Backing onto Open Fields
- Entrance Hall & Lounge
- Ground Floor Bathroom/W.C.
- Gardens Front & Rear with Summerhouse

- Offers Extended 3 Bedroomed Accommodation
- Good Sized & Well Secluded Plot
- Dining Room & Breakfast Kitchen
- Private Side Drive to Garage
- Energy Rating - TBC

OFFERED FOR SALE WITH NO CHAIN INVOLVED THIS THREE BEDROOMED SEMI DETACHED CHALET STYLE HOUSE OFFERS EXTENDED ACCOMMODATION AND STANDS IN A GOOD SIZED PLOT WITH A LONG PRIVATE SIDE DRIVE, GARAGE AND A SUMMER HOUSE. THE PROPERTY IS IDEALLY IN NEED OF SOME REFURBISHMENT BUT OFFERS EXCELLENT POTENTIAL.

LOCATION

This property is located in Carlton Lane, which leads off Hornsea Road and is conveniently located within easy reach of the village centre.

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 (to all but a roof light in the loft space) and is arranged on two floors as follows:

ENTRANCE HALL

6'4" x 5'6" (1.93m x 1.68m)

With front entrance door, a spindled staircase leading off, ceiling cove and one central heating radiator.

LOUNGE

15'11" x 10'5" (4.85m x 3.18m)

With a large bow window to the front, a gas living flame effect fire set in a marble effect surround, built in base cupboards with display alcoves on either side of the chimney breast, laminate flooring, ceiling cornice, dado rail and two central heating radiators.

DINING ROOM

9'1" x 7'10" (2.77m x 2.39m)

With an open square archway leading through to the kitchen, understairs cupboard, a built in cylinder/airing cupboard, ceiling cove, laminate flooring and one central heating radiator.

BREAKFAST KITCHEN

9'4" x 15' (2.84m x 4.57m)

With a range of matching fitted base and wall units which incorporate oak fronts with contrasting worksurfaces, a small breakfast bar, an inset stainless steel sink, built in oven and ceramic hob with cooker hood over, plumbing for an automatic washer, double French doors leading out into the rear garden, ceiling cove, a floor mounted Worcester Danesmoor oil fired central heating boiler and one central heating radiator.

BATHROOM

6'4" x 4'9" (1.93m x 1.45m)

With a three piece white suite comprising a panelled bath with an electric instant heated shower over, pedestal wash hand basin and low level w.c., full height tiling to the walls, fitted bathroom cabinet and one central heating radiator.

FIRST FLOOR



LANDING

With fitted base cupboards, access hatch with folding loft ladder leading to a useful LOFT SPACE, spindled balustrade to the stairwell and doorways to:

BEDROOM 1

16' x 8'2" (4.88m x 2.49m)

With a good range of matching fitted bedroom furniture, ceiling cove, dado rail and one central heating radiator.

BEDROOM 2 (FRONT)

6'9" x 12'1" overall (2.06m x 3.68m overall)

With laminate flooring, ceiling cove and one central heating radiator.

BEDROOM 3 (FRONT)

9' x 6'6" (2.74m x 1.98m)

With laminate flooring and one central heating radiator.

OUTSIDE

The property stands well back from the road behind a mainly lawned foregarden and there is a long, private concreted side drive leading to a detached single GARAGE.

A decked area adjoins the immediate rear of the house and beyond this is a good sized garden with a mainly paved surface and a large timber built summer house. The rear garden is well secluded and backs onto open fields.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors), there is no selling chain involved with the purchase of this property and vacant possession will be given upon completion at a date to be agreed.

EXTRAS

All fitted floor coverings and blinds, together with other fixtures and fittings detailed in these sales particulars, will be included in the sale price.