



**11 Elm Grove, Aldbrough HU11 4RQ**  
**£139,950**

- Semi-Detached House
- 24ft Lounge & Dining Room
- Pleasant Location
- No Chain
- Conservatory Extension
- Three Bedrooms
- Westerly Aspect at the Rear
- Energy Rating: E

Featuring a conservatory extension and a westerly aspect to the rear garden which enjoys a great deal of privacy this semi detached home offers spacious accommodation with a through 24ft lounge and dining room, a breakfast kitchen, driveway and garage. No chain - must be viewed!

#### LOCATION

This property is located towards the end of a small and pleasant varied cul-de-sac known as Elm Grove, which leads from Queens Mead from Headlands Road, not far from the main 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 well presented accommodation has oil fired central heating via hot water radiators, UPVC double glazing, cavity insulation and is arranged on two floors as follows:

#### OPEN PORCH

With external light and UPVC front entrance door.

#### ENTRANCE HALL

6'11" x 3'10" (2.11m x 1.17m)

With stairs leading off and laminate flooring.

#### THROUGH LOUNGE & DINING ROOM

12'2" x 24'" (3.71m x 7.32m)

With a feature cast iron fireplace incorporating an electric living flame effect fire with an ornate tiled inset, black tiled hearth and pine surround, double

French doors leading through to the conservatory, ceiling cove and two central heating radiators.

#### CONSERVATORY

9'7" x 11' (2.92m x 3.35m)

(measured to glass). With a brick base, UPVC double glazed windows and double French doors leading out into the rear garden, a pitched polycarbonate covered roof complete with a ceiling light/fan fitting, laminate flooring and one central heating radiator.

#### BREAKFAST KITCHEN

8'3" x 18'1" (2.51m x 5.51m)

With a good range of matching fitted base and wall units which incorporate high gloss fronts with contrasting work surfaces that include space for a slot in electric cooker with fitted cooker hood over, plumbing for an automatic washer and dishwasher, space for a fridge freezer, an oil fired central heating boiler, tile effect laminate flooring, UPVC rear entrance door, understairs storage cupboard and one central heating radiator.

#### FIRST FLOOR

#### LANDING

With an access hatch to the roof space and doorways to:

#### BEDROOM 1 (FRONT)

11'9" x 12'11" (3.58m x 3.94m)

With a built in cylinder/airing cupboard, dado rail and one central heating radiator.

#### BEDROOM 2 (REAR)

10'11" x 10'11" (3.33m x 3.33m)

Excluding the door recess. With fitted wardrobes incorporating four sliding doors and one central heating radiator.

#### BEDROOM 3 (FRONT)

7'6" x 9'7" (2.29m x 2.92m)

With laminate flooring and one central heating radiator.

#### BATHROOM/W.C.

8'2" x 5'6" (2.49m x 1.68m)

With a white suite comprising of a panelled bath with an electric instant heated shower and shower screen above, pedestal wash hand basin and low level W.C.,

bathroom paneling to the walls, laminate flooring and a ladder style hot towel radiator.

#### OUTSIDE

The house incorporates an enclosed foregarden with has a mainly gravelled and slate chipped surface for ease of maintenance. There is a private concreted side drive which leads to a detached garage (9' x 16'6") with an up and over main door, power and light laid on.

A paved patio adjoins the immediate rear of the house and beyond this is an enclosed garden which benefits from a Westerly aspect over an adjoining paddock. The rear garden is mainly lawned with ornamental borders. There is also an outside cold water tap to the rear of the kitchen.

#### COUNCIL TAX BAND: B

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