Quick & Clarke

PROPERTY SPECIALISTS

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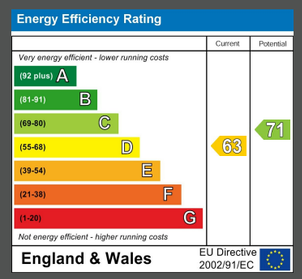


2 Ash Grove, Aldbrough, HU11 4SQ

Offers in the region of £169,950

- No chain
- 20ft Lounge
- Modern shower room
- Excellent parking
- West facing rear garden
- Well presented detached house
- Dining kitchen
- Two double fitted bedrooms
- Garage
- EPC - D

LOCATION
This property fronts onto Ash Grove, a small residential cul-de-sac which leads off Queens Mead in the pleasant village of Aldbrough.

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 property has oil fired central heating via hot water radiators, Upvc double glazing and is arranged on two floors as follows:

ENTRANCE HALL
12'4" x 6'11"
With a Upvc entrance door and matching side panel, stairs leading off incorporating cupboard under, laminate flooring and one central heating radiator.

LOUNGE
20'2" x 11'6"
With a feature electric fire, laminate flooring, four wall light points and one central heating radiator.

DINING KITCHEN
14'10" x 16'5" overall
With a good range of base and wall units incorporating worksurfaces with an inset 1 1/2 bowl sink unit and tiled splashbacks, integrated oven with ceramic hob and extractor hood over, plumbing for automatic washing machine, concealed floor mounted central heating boiler, tile effect laminate flooring, double French doors to the rear garden and one central heating radiator.

SHOWER ROOM / W.C
4'10" x 8'9"
With a corner shower cubicle, low level w.c, pedestal wash hand basin, full height tiling to the walls, ceramic tiled flooring, downlighting and one central heating radiator.

FIRST FLOOR

LANDING
With built in storage and doorways to:

BEDROOM 1
11'6" x 13'2"
With fitted wardrobes along one wall incorporating top storage cupboards and a central drawer unit with mirror above and one central heating radiator.

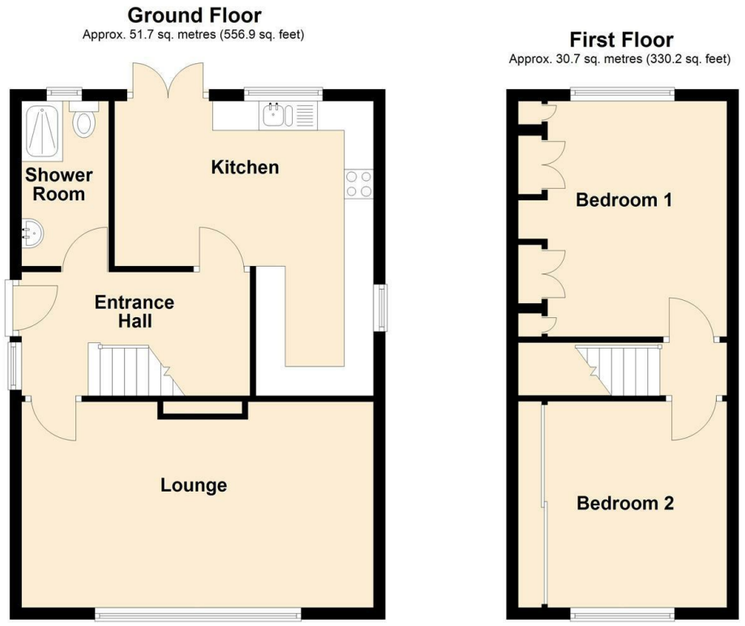
BEDROOM 2
9'7" (net) x 11'7"
With fitted wardrobes along one wall incorporating full height sliding fronts, built in under eves storge, access hatch to the roof space and one central heating radiator.

OUTSIDE
The property fronts onto a generous foregarden which is mainly gravelled and can also provide additional parking if required. A long tarmacadam driveway leads past the property to a single sectional garage with up and over main door, power and light laid on.

To the rear is a pleasant west facing garden with a lawn and raised decked terrace.

COUNCIL TAX
The property is in band 'B' for council tax purposes.

TENURE
The tenure of the property is understood to be freehold, confirmation to be provided by the vendors solicitors.



Total area: approx. 82.4 sq. metres (887.1 sq. feet)