

18 Church Street, Aldbrough HU11 4RN

Offers in the region of
£185,000



Floor Plan (for identification purposes only)

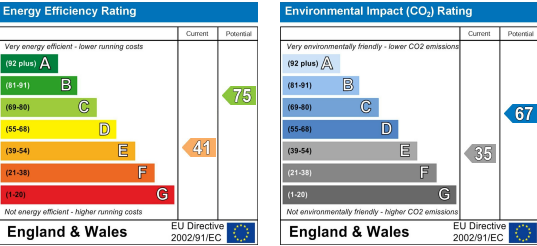


Viewing

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.

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Energy Efficiency Graph





- Very Deceptive Four Bedroomed Property
- Central Hall, Sitting Room and Office
- Utility Room & Shower Room
- Large Attic Play Room
- Good Range of Outbuildings

VIEWING IS ABSOLUTELY ESSENTIAL TO APPRECIATE ALL THIS SPACIOUS FOUR BEDROOMED FAMILY HOME HAS TO OFFER - WE ARE SURE YOU WILL BE SURPRISED!

LOCATION

This property fronts onto Church Street, close to the village centre and within The Conservation Area.

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 house, 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 which are controlled on three separate zones, has UPVC DOUBLE GLAZING to the vast majority and is briefly arranged on three floors as follows:

CENTRAL HALL

5'3 x 11'2 (1.60m x 3.40m)
with front entrance door, ceramic tile flooring, cloaks rail, ceiling cove and one central heating radiator.

SITTING ROOM

12' x 11'1 overall (3.66m x 3.38m overal)
with a log burning stove set into a recess in a full height exposed brick chimney breast, ceiling cove and one central heating radiator.

- Offering Extensive Accommodation which Must Be Seen
- Living Room & Spacious Dining Kitchen
- Four First Floor Bedrooms & Bathroom
- Roof Terrace, Sun Deck and South Facing Garden
- Energy Rating - E

OFFICE

9' x 11'1 (2.74m x 3.38m)
with ceiling cove and one central heating radiator.

LIVING ROOM

14'2 x 13'6 overall (4.32m x 4.11m overall)
with a log burning stove set into a recess in a full height exposed brick chimney breast, open plan kitchen leading off, attractive panelling to the lower walls, exposed beams to the ceiling, useful understairs store cupboard and one central heating radiator.

DINING KITCHEN

22'3 x 12' overall (6.78m x 3.66m overal)
with a good sized dining area incorporating patio doors which lead out onto a decked area, ceramic tile flooring, open beamed effect ceiling, mood lighting, and two central heating radiators. The kitchen area is fitted out in a good range of matching base and wall units which incorporate worksurfaces with an inset 1 1/2 bowl stainless steel sink, a Flavel range style cooker with cooker hood over, tiled splashbacks and a roof light.

UTILITY ROOM

7'4 x 7' (2.24m x 2.13m)
with fitted worksurface incorporating an inset 1 1/2 bowl stainless steel sink, plumbing for an automatic washer and dishwasher, ceramic tile flooring, cloaks rail and downlighting.

REAR ENTRANCE HALL

with a separate w.c. leading off and incorporating a wash hand basin together with the oil fired central heating boiler.



INNER HALL

with stairs leading off and doorway to:

SHOWER ROOM / W.C.

5'6 x 12'3 overall (1.68m x 3.73m overall)
with a three piece white suite comprising a corner shower cubicle, pedestal wash hand basin with tiled splashback, low level w.c., part open beamed effect ceiling with downlighting, ceramic tile flooring, a ladder style hot towel rail and one central heating radiator.

FIRST FLOOR

LANDING

with ceiling cove, two central heating radiators and doorways to:

BEDROOM 1 (front)

11'9 x 11'4 overall (3.58m x 3.45m overal)
with four door fitted wardrobes incorporating top storage cupboards and a centre dresser with a large wall mirror, ceiling cove and one central heating radiator.

BEDROOM 2 (rear)

9'7 x 8'1 (2.92m x 2.46m)
with a large walk in wardrobe incorporating a hanging rail, shelving and a dresser unit, patio doors which lead out onto a south facing ROOF TERRACE and one central heating radiator.

BEDROOM 3

9'10 x 12'3 (3.00m x 3.73m)
with fitted wardrobes incorporating top storage cupboards and a centre dresser with a large wall mirror, ceiling cove and one central heating radiator.

BEDROOM 4 (front)

12' x 11'4 overall (3.66m x 3.45m overall)
with fitted wardrobes incorporating top storage cupboards and a centre dresser with a wall mirror, ceiling cove and one central heating radiator.

BATHROOM

6' x 8'1 (1.83m x 2.46m)
with a modern three piece white suite comprising a bath with an electric instant heated shower and shower screen above, pedestal wash hand basin and low level w.c., full height tiling to the walls, downlighting and one central heating radiator.

SECOND FLOOR

ATTIC PLAYROOM

23'6 x 14'6 (7.16m x 4.42m)
with exposed roof beams, built in cylinder / tank cupboard, a range of fitted base and wall units, several access hatches to under eaves space, roof light and two central heating radiators.

OUTSIDE

The property fronts direct onto the pavement and a pedestrian archway leads under part providing access to the rear entrance hall and a good sized enclosed rear garden which benefits from a southerly aspect. There is a well sheltered SUN DECK adjoining the rear of the dining room as well as the roof terrace above the dining room. Beyond this is a lawned garden with a small decked area and borders as well as a comprehensive range of timber built OUTBUILDINGS and an alloy GREENHOUSE.

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.

EXTRAS

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