



# Quick & Clarke

PROPERTY SPECIALISTS

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Hornsea  
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14 Hornsea Road, Aldbrough, HU11 4QW  
Offers in the region of £85,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- In need of some updating
- Dining Kitchen
- Ideal first time buy

- Two bedroomed cottage
- Patio garden to the rear
- Energy Rating - E

Two bedroomed cottage in need of some updating.

#### LOCATION

This property fronts onto Hornsea Road at the corner of High Street in a convenient central location handy placed for access to most local amenities.

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 LPG gas fired central heating via hot water radiators, UPVC double glazing arranged on two floors as follows:

#### SITTING ROOM

11'10" x 12'

With Upvc front entrance door, timber surround with a marble effect hearth and inset, open beamed effect ceiling, delft rack and dado rails to the walls, two picture lights and one central heating radiator.

#### DINING KITCHEN

11'6" x 14'8" overall

With an open beamed effect ceiling, double glazed patio door to the rear and two central heating radiators. The kitchen area is fitted with base and wall units which incorporate worksurfaces with an inset single drainer stainless steel sink, space for a cooker, tiled splashbacks, a spindled staircase leads off the dining kitchen and incorporates a useful utility area underneath with a fitted worksurface, plumbing for an automatic wash and dishwasher.

#### FIRST FLOOR

#### LANDING

#### BEDROOM 1 (FRONT)

11'10" x 11' overall

With fitted bedroom furniture and one central heating radiator.

#### BEDROOM 2 (REAR)

9' x 8'7"

With a built in cupboard over the stairs housing an LPG gas Combi boiler and one central heating radiator.

#### SHOWER ROOM

With a tiled shower cubicle, pedestal wash hand basin with tiled splashback, low level W.C., and one central heating radiator.

#### OUTSIDE

Whilst the cottage fronts direct onto the pavement, there is a small paved patio garden at the rear with a useful timber outbuilding. A pedestrian access leads along the rear of the terrace.

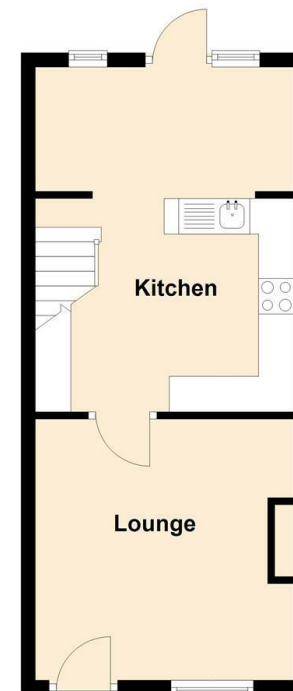
#### COUNCIL TAX BAND

The council tax band for this property is band A.

#### 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.

**Ground Floor**  
Approx. 31.4 sq. metres (337.7 sq. feet)



**First Floor**  
Approx. 25.9 sq. metres (278.5 sq. feet)



Total area: approx. 57.2 sq. metres (616.2 sq. feet)