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ESTATE AGENTS



## Hornsea Road Aldbrough Hull, HU11 4QW

Welcome to this beautifully maintained, character-filled cottage nestled in the charming village of Aldborough on the East Yorkshire Coast. Set on a generous corner plot, this charming home offers both comfort and curb appeal in a desirable village setting.

It offers 2 well-proportioned bedrooms, cosy beamed ceilings and period charm throughout. Spacious dual-aspect lounge diner with exposed timber beams and warm natural light. Country-style galley kitchen with modern cabinetry and timber worktops with separate utility room. Shared family shower room upstairs with the convenience of a spacious downstairs WC ideal for guests and everyday family living. Private, low-maintenance courtyard garden with decking and artificial turf – ideal for alfresco dining along with a reasonable size shed benefiting from power sockets and internal lighting. You also have the potential to convert part of the garden into off-street parking, with double gates already in place for easy access. The property benefits from triple glazing throughout, enhancing energy efficiency and reducing outside noise.

### Location Highlights:

Set in the peaceful and picturesque village of Aldborough, known for its strong community feel, Roman heritage, and beautiful countryside walks. Local shops, schools, and coastal access are within easy reach, making it an ideal choice for families, downsizers, or anyone seeking a relaxed rural lifestyle.

EPC-E- Council Tax- A- Tenure-Freehold

**Offers Around £190,000**

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#### Entrance Hall

8'2" x 6'8" (2.49 x 2.05)

A bright and airy entrance hall creates a welcoming first impression, setting the tone for the rest of the home.

#### Lounge

12'10" x 12'10" (3.93 x 3.92)

This generously proportioned lounge boasts a warm and characterful feel, enhanced by exposed timber ceiling beams and natural wood finishes. A feature fireplace adds a charming focal point while large triple-glazed windows flood the space with natural light. The room flows seamlessly into the adjacent area through a wide open archway, creating a sense of space and versatility — perfect for both relaxing and entertaining.

#### Dining Room

11'9" x 8'9" (3.60 x 2.69)

This charming dining room features exposed timber ceiling beams and solid wood flooring, adding warmth and character to the space. A large window that allows for plenty of natural light while providing a lovely outlook over the garden. Patio doors giving direct access to the sunroom. The generous layout offers ample room for formal dining or entertaining.

#### Kitchen

13'1" x 10'10" (4.00 x 3.32)

Country-style galley kitchen with modern cabinetry, electric oven & hob and timber worktops with separate utility room.

#### Downstairs WC

4'6" x 6'6" (1.38 x 2.00)

Convenient ground floor WC for added practicality, ideal for guests and everyday family living

#### Sunroom

11'1" x 8'6" (3.38 x 2.60)

A cosy area of the house with floor to ceiling windows flooding the room with natural light and providing a lovely outlook over the garden and direct access to the outdoor area.

#### Master Bedroom

13'1" x 10'10" (4.00 x 3.32)

A well-proportioned master bedroom featuring fitted wardrobes and triple-glazed windows for added warmth and quiet.

#### Bedroom 2

8'9" x 11'9" (2.69 x 3.59)

Generous double room, rear garden facing window allowing plenty of natural light in, complete with triple glazing.

#### Shower Room

6'7" x 6'7" (2.03 x 2.03)

Family shower room featuring a sleek rainfall shower, tiled floor to ceiling offering a contemporary and refreshing space to start your day.

#### Landing

4'4" x 13'6" (1.33 x 4.12)

Spacious landing with ample of storage space

#### Utility

6'2" x 6'6" (1.88 x 1.99)

Useful utility room with space for a fridge/freezer, also serving as a practical boot room — ideal for everyday storage and muddy boots

#### Rear Garden

Private, low-maintenance courtyard garden with decking and artificial turf – ideal for alfresco dining along with a reasonable size shed benefiting from power sockets and internal lighting. You also have the potential to convert part of the garden into off-street parking, with double gates already in place for easy access.

#### Front Exterior

#### Side Exterior

Fenced with double gates to access the rear garden that gives potential to convert part of the garden into off-street parking

#### About Us

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer

service we can.

Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

#### Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

#### Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Central village location
- Potential to convert part of the garden into off-street parking with existing double gates
- Convenient downstairs WC for family and guests
- Excellent corner plot
- Shower room featuring a luxurious rainfall shower
- Viewing highly recommended
- Fully tripled glazed throughout
- Close To village amenities including a traditional pub and local shop
- Utility/boot room with space for fridge/freezer and practical storage





Floor Plan

**Ground Floor**

Approx. 55.3 sq. metres (595.5 sq. feet)



**First Floor**

Approx. 33.7 sq. metres (363.2 sq. feet)



Total area: approx. 89.1 sq. metres (958.7 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>74</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		