



## Castle Park

Aldbrough Hull, HU11 4RG

Situated in the highly popular village of Aldbrough is this two bedroom semi-detached property, perfect for a first time buyer or investor this home boasts a large rear garden and two spacious bedrooms to the first floor.

The property briefly comprises :- Entrance hall, lounge, kitchen/dining room, bathroom, and two bedrooms. Outside there is a large garden and garage.

This property really needs to be viewed to truly appreciate what it has to offer, call HPS now to arrange your viewing.

Current EPC rating of E.

**£145,000**

## Entrance hallway

UPVC double glazed front door and UPVC double glazed side window

## Lounge

UPVC double glazed window to the front aspect. Electric storage heater. Open fire with brick fire with surround. Under stairs cupboard.

## Kitchen/Dinning Room

14'11" x 8'8" (4.55m x 2.66m)

Base and wall units. Single bowl sink and drainer with tiled splash back. Electric storage heater. Single glazed window to the rear aspect and single glazed door, Tiled floor to kitchen and dining area.

## Bedroom 1

11'7" x 12'3" (3.55m x 3.75m )

UPVC double glazed window to the front. Storage cupboard with immersion heater. Electric storage heater.

## Bedroom 2

8'1" x 9'5" (2.47m x 2.88m )

UPVC double glazed window to the rear aspect. Electric storage heater.

## Bathroom

6'7" x 6'1" (2.01m x 1.87m)

Three piece suite comprising of panel bath, pedestal basin and low level w.c. Double glazed window to the rear aspect.

## Landing

6'10" x 9'10" (2.1m x 3.02)

Landing area with access to bedrooms, bathroom and stairs. Loft hatch.

## Garage

Single detached brick garage with up and over door.

## Front and Side Garden

### Rear Garden

Terrace patio area opening out into a large garden plot approximatley 1/3 of an acre with mature shrubs and trees to the boarder of the grass area. We understand this larger than average area has been used previously as a paddock for a Shetland pony. Idea for keen gardeners wanting a blank canvas to spread their creative wings or for those wanting to keep small animals, chickens and birds.

## About us

Now well established, our sales team at Hornsea Property Services 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.

## Valuation

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.

## 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 Hornsea Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

- Rare Opportunity
- No Chain

- Two Bedrooms
- Garage & Side Drive

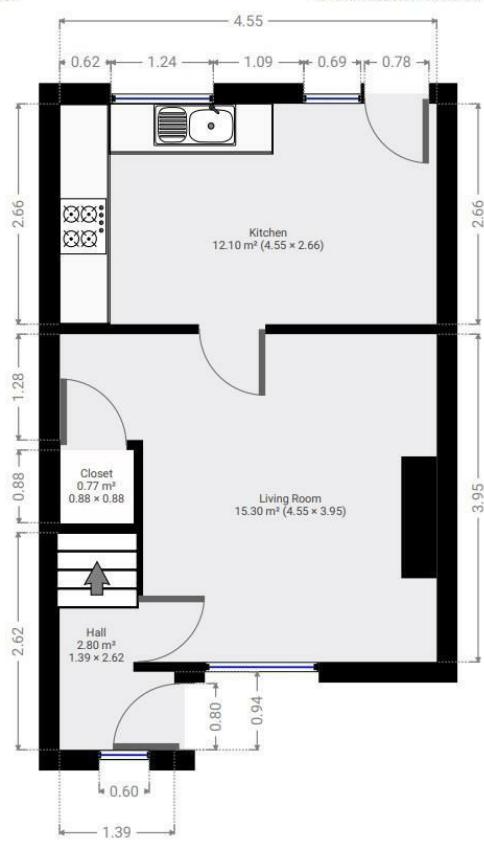
- Semi Detached



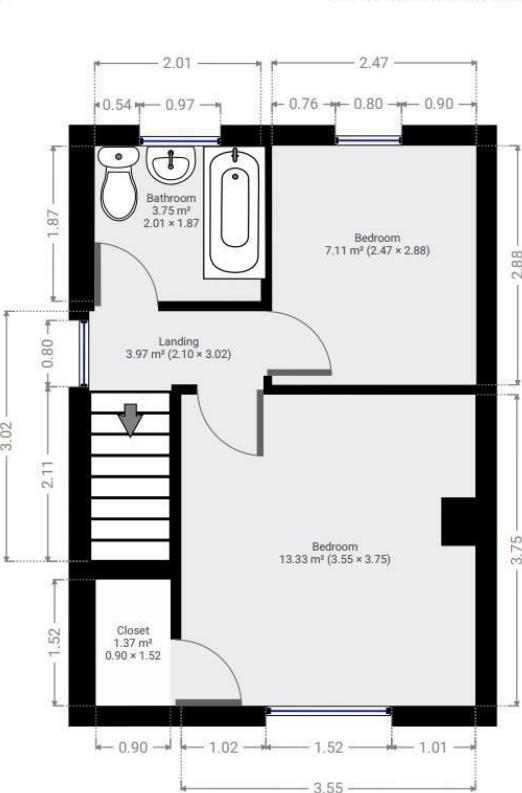


## Floor Plan

### ▼ Ground Floor



### ▼ 1st Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(0-20)	G		
Not energy efficient - higher running costs		51	
EU Directive 2002/91/EC			
England & Wales			

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