



## 16 High Street , Aldbrough, HU11 4RP

**£312,000**



A superb example of a village property that offers a vast array of space and has the added attraction of a large outbuilding that could have multiple uses. This lovely home has been beautifully presented by the current owner, benefits from oil fired central heating and briefly comprises:- Entrance hall, lounge, large open plan kitchen diner, utility room, two downstairs bedrooms and a bathroom. Upstairs are three further bedrooms and another good sized bathroom. There are gardens all round and a single garage as well as the outbuilding. We believe a viewing will be essential for you to fully appreciate all this has to offer. Call us now on 01964 533343 to book yours. Current energy rating of 'D'.





Entrance Hall

Door to hallway with staircase to first floor and spindled banister.

Lounge 17'9" x 15'0" (5.40 x 4.56)

Side door to patio area, double doors to the dining area, square bay window to rear, wooden fireplace with reproduction cast iron inset and tile feature housing an open fire, coving to ceiling, TV point and radiator.

Dining Kitchen

Two windows to front, two windows to utility room, a range of fitted Shaker style wall and base units with worksurfaces over incorporating ceramic 1 ½ bowl sink unit, built in electric oven and hob with extractor over, integrated fridge, space for a dishwasher. Part tiled walls, Karndeian flooring and open plan to the dining area.

Dining Area 12'1" x 9'11" (3.68 x 3.03)

Bay window to side and double French doors to the patio, also double doors to the lounge, Karndeian flooring, coving to ceiling, ceiling rose and radiator.

Utility Room 12'6" x 9'1" (3.82 x 2.77)

2.77m narrows to 1.56m. Door to front, two windows to side aspect, wall and base units with work surfaces over, space and plumbing for washing machine and tumble dryer, tiled flooring, central heating boiler

First Floor Landing

Access to roof space, airing cupboard and eaves storage.

Master Bedroom 14'0" x 10'3" (4.27 x 3.12)

Window to rear with views, a range of fitted wardrobes with dressing table, chest of drawers and bedside cabinets, two wall light points, down lighters and radiator.

Bedroom 2 11'0" x 10'10" (3.36 x 3.31)

Three windows to front aspect and radiator.

Bedroom 3 11'6" x 5'8" (3.50 x 1.72)

Dormer window to rear and radiator.

Bathroom 10'1" max x 10'9" (3.08 max x 3.28)

L shaped bathroom with a white four piece suite comprising:- panelled bath, step in shower cubicle, pedestal hand wash basin and low level wc. 1/2 height tongue and groove panelling and radiator.

Bedroom 4 12'0" x 11'0" (3.65 x 3.35)

Ground floor bedroom, windows to front and side, built in cupboard and radiator.

Bedroom 5 12'4" x 11'5" (3.77 x 3.47)

Ground floor bedroom. Window to rear, built in cupboard, coving to ceiling and radiator

Ground Floor Bathroom 7'6" x 8'11" (2.28 x 2.73)

Two Windows to side, white four piece suite comprising:- panelled bath with shower over, step in shower cubicle, vanity unit housing a wash hand basin and low level wc. Extractor fan, 1/2 height tongue and groove panelling to walls and radiator.

Outbuilding 30'6" x 18'8" (9.30 x 5.70)

Large double height garage with double transfer doors to front and personal door to rear. Recently has undergone structural renovation, also a water supply, drainage and sewage connections. York stone paved area to rear and gate access to garden.

Outside

Situated on a good sized plot there are double five bar gates to access the block paved driveway which has parking for multiple cars, attractive planted areas with mature shrubs and trees. At the rear is a south facing lawned garden with patio area and decking with pergola over, fruit trees and fenced boundaries.

Garage

Single garage with up and over doors, window to side, power and light laid on.

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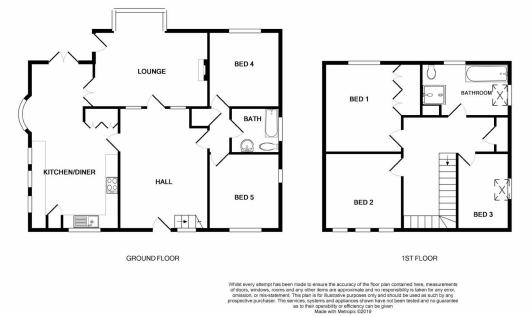
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Location

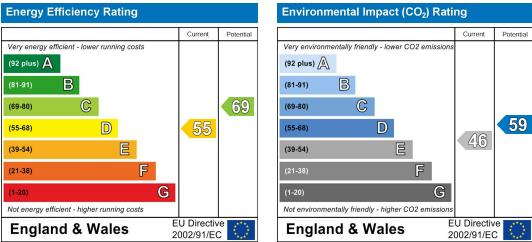
Aldbrough is a flourishing village with ample amenities including a vibrant Primary school, doctors surgery, two general stores one includes 7 days a week Post Office counter facilities, fish & chip restaurant, pub and more.

Area Map

Floor Plans



Energy Efficiency Graph



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