

38 Church Street, Aldbrough HU11 4RN

**Offers in the region of
£199,500**

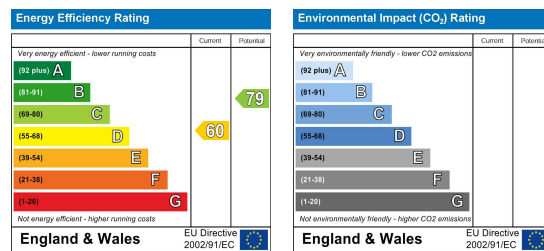
Floor Plan (for identification purposes only)



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.

Energy Efficiency Graph



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.





- A Deceptive Terraced Village House
- Includes an Extra Large South Facing Garden
- Reception Hall, Lounge and Dining Kitchen
- First Floor Bathroom with a Four Piece Suite
- Viewing Essential

- Offers Spacious Three Bedroomed Accommodation
- Rear Vehicle Access and Large Parking Court
- Garden Room, Office, Hall, Utility and Cloaks / W.C.
- Range of Outbuildings with Hot Tub
- Energy Rating: TBC

VIEWING IS ABSOLUTELY ESSENTIAL TO APPRECIATE ALL THAT THIS SPACIOUS, THREE BEDROOMED FAMILY HOME HAS TO OFFER - WE ARE SURE YOU WILL BE SURPRISED! THE PROPERTY ENJOYS A CONVENIENT VILLAGE LOCATION AND INCLUDES AN EXTRA LARGE SOUTH FACING REAR GARDEN WHICH BENEFITS FROM VEHICLE ACCESS AND INCLUDES A LARGE PARKING COURT.

LOCATION

This property fronts onto Church Street, close to the village centre and opposite to the village church.

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 oil fired central heating via hot water radiators, double glazing and is arranged on two floors as follows:

RECEPTION HALL

10' x 14'2" (3.05m x 4.32m)

With front entrance door, a spindled staircase leading off, laminate flooring and one central heating radiator.

LOUNGE

11'8" x 14'2" (3.56m x 4.32m)

With an open fireplace incorporating a hard wood surround and a black tiled hearth, laminate flooring, dado rail, ceiling cove and one central heating radiator.

DINING KITCHEN

22'10" x 10'5" overall (6.96m x 3.18m overall)

With a good range of fitted base and wall units which incorporate solid wooden work surfaces and a matching breakfast bar, an inset stainless steel sink, a Rangemaster Range cooker set into a recess with an extractor fan over, plumbing for automatic dishwasher, laminate flooring and one central heating radiator.

OFFICE

7'7" x 5'6" overall (2.31m x 1.68m overall)

With a fitted work surface, display shelving and laminate flooring.

GARDEN ROOM

14'8" x 9'10" (4.47m x 3.00m)

With ceramic tile flooring, a part vaulted sloping ceiling with two roof lights and one central heating radiator.

REAR ENTRANCE HALL

6' x 9'10" (1.83m x 3.00m)

With part vaulted ceiling incorporating a roof light, rear entrance door, ceramic tile flooring and one central heating radiator.

UTILITY ROOM

5' x 11'3" average (1.52m x 3.43m average)

With a range of fitted base and wall units incorporating a work surface, plumbing for an automatic washer, space for an upright freezer and laminate flooring.

CLOAKS / W.C.

With a white suite comprising a pedestal wash hand basin and low level W.C., a Grant old fired central heating boiler, ceramic tiled flooring and tiling to the lower walls.

FIRST FLOOR

LANDING

With access hatch to the roof space and doorways too:

BEDROOM 1 (FRONT)

11'6" x 14'2" average (3.51m x 4.32m average)

With four door fitted wardrobes incorporating top storage cupboards and one central heating radiator.

BEDROOM 2 (REAR)

15'7" x 10'5" overall (4.75m x 3.18m overall)

With built in cylinder / airing cupboards and one central heating radiator.

BEDROOM 3 (FRONT)

8' x 14'3" overall (2.44m x 4.34m overall)

With built in wardrobe cupboard, laminate flooring and one central heating radiator.

BATHROOM

7'4" x 10'6" (2.24m x 3.20m)

With a four piece white suite comprising a panelled bath, corner shower cubicle, pedestal wash hand basin and low level W.C., ceramic tiled flooring, full height tiling to part of the walls and one central heating radiator.

OUTSIDE

Whilst the cottage fronts direct onto the pavement there is an exceptionally large south facing garden to the rear with vehicular access leading to a large block paved parking court. A concreted terrace adjoins the immediate rear of the house and beyond this are mainly lawned gardens with block paved pathways, a mature side border and a range of outbuildings comprising two stores, a hot tub enclosure (the hot tub is included in the sale) and a dog kennel.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendor's solicitors), there is no selling chain involved with the purchase of this property and vacant possession will be given upon completion at a date to be agreed.

EXTRAS

All fitted floor coverings, curtains and light fittings, along with other fixtures and fittings detailed in these sales particulars, will be included in the sale price. Most furnishings will be available by separate negotiation if required.