

Floor Plan (for identification purposes only)



27 High Street, Aldbrough HU11 4RP

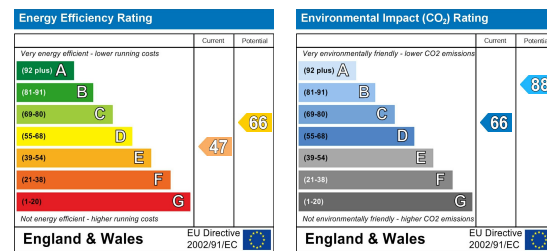
Price £169,950



Viewing

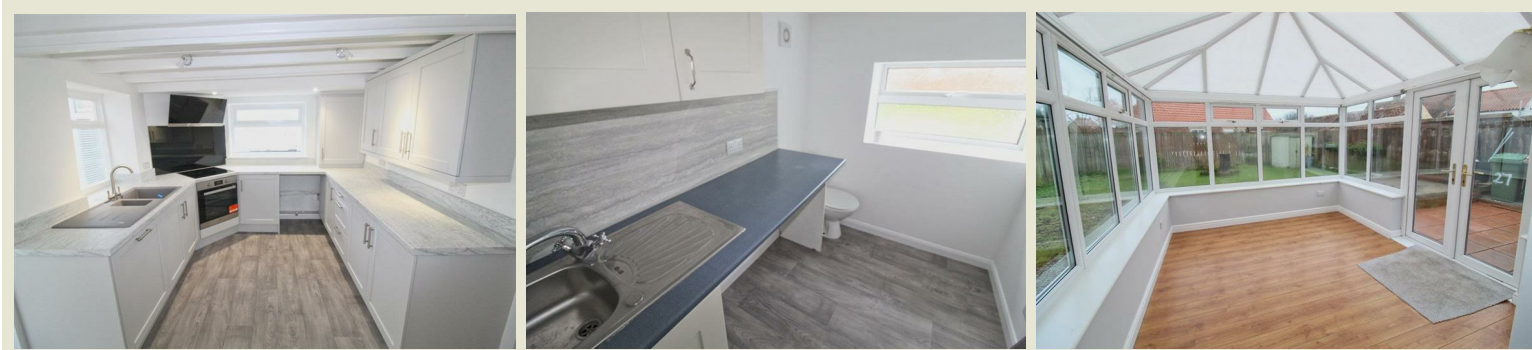
Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

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.





- Semi Detached Cottage Property
- Newly Refurbished Accommodation
- Fully Refitted Kitchen with Appliances
- Three First Floor Bedrooms
- Good Sized Rear Garden & Parking Bay

- East Yorkshire Coastal Village Location
- 2 Reception Rooms & Conservatory
- Utility / W.C.
- Refitted Bathroom Complete with Shower
- Energy Rating - E

LIVING/DINING ROOM

10'10" x 13' (3.30m x 3.96m)

With a cast iron log burning stove set into a recess in the chimney breast and incorporating a substantial timber mantel, and one central heating radiator.

SITTING ROOM

10'10" x 12'10" (3.30m x 3.91m)

With one central heating radiator.

KITCHEN

13'5" x 9' (4.09m x 2.74m)

Completely refitted with a good range of matching base and wall units which incorporate grey fronts with complimentary work surfaces, an inset 1 1/2 bowl sink, built in oven and ceramic hob with splashback and cooker hood over, integrated dishwasher, open beamed ceiling, downlights and spotlights to the ceiling, an enclosed staircase leading off with cupboard under and one central heating radiator.

UTILITY/W.C.

5'6" x 8'8" overall (1.68m x 2.64m overall)

With fitted base and wall units incorporating a contrasting worksurface with an inset stainless steel sink, downlighting, a low level W.C., plumbing for an automatic washer, space for a tumble dryer and wall mounted electric heater.

CONSERVATORY

9'11" x 12'2" (3.02m x 3.71m)

With a brick base, UPVC double glazed windows on three sides, double French doors leading out into the rear garden, a pitched polycarbonate covered roof and one central heating radiator.



FIRST FLOOR

LANDING

With doorways leading to:

BEDROOM 1 (FRONT)

10'10" x 13' (3.30m x 3.96m)

With one central heating radiator.

BEDROOM 2 (FRONT)

10'9" x 12'10" (3.28m x 3.91m)

With one central heating radiator.

BEDROOM 3 (REAR)

12'11" x 9'2" overall (3.94m x 2.79m overall)

With one central heating radiator.

BATHROOM

6' x 9' (1.83m x 2.74m)

With a new three piece white suite comprising a shower bath, complete with a plumbed shower and shower screen above, pedestal wash hand basin and low level W.C., splashbacks, downlighting and a ladder style hot towel rail.

OUTSIDE

Whilst the cottage fronts direct onto the pavement there is a right of way over the adjoining driveway to provide access to a large stone chipped PARKING BAY alongside the cottage. To the rear is a good sized, enclosed garden with a lawn and a paved terrace area.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and immediate vacant possession is available as there is no selling chain involved with the purchase of this property.

EXTRAS

All newly fitted floor coverings will be included in the sale price.

A SPACIOUS DOUBLE FRONTED THREE BEDROOMED SEMI DETACHED COTTAGE PROPERTY WHICH IS LOCATED CLOSE TO THE CENTRE OF THIS SMALL EAST YORKSHIRE COASTAL VILLAGE. THE COTTAGE HAS BEEN NEWLY REFURBISHED WITH A COMPLETELY REFITTED KITCHEN AND BATHROOM, NEW ELECTRICAL WIRING, NEW FLOOR COVERINGS AND REDECORATED THROUGHOUT. IMMEDIATE POSSESSION AVAILABLE - NO CHAIN INVOLVED.

LOCATION

This property fronts onto High Street, close to the centre of the village and within comfortable distance of a good range of village amenities.

Aldbrough itself is a small East Yorkshire coastal village which has a parish population of around 1350. The village is conveniently located 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, a public house, its own primary school, doctors surgery, playing field, sports hall and a country bus service.

ACCOMMODATION

The accommodation has LPG GAS FIRED CENTRAL HEATING via hot water radiators, UPVC DOUBLE GLAZING, smoke alarms, carbon monoxide detector and is arranged on two floors as follows:

A UPVC FRONT ENTRANCE DOOR

Opens direct into: