



9 Cross Street, Hull, HU11 4RW

£212.500

4 1 2 E

**\*\* FULL OF CHARACTER AND CHARM!**

**\*\***

In the heart of the village of Aldbrough sits this former dairy, now converted to be a 4 bedroom family home. This quirky property offers well proportioned space both inside and out with off street parking for several cars and great space to the rear that is a blank canvas to make into your perfect garden! Internally the property is full of charm and offers Lounge, Kitchen/Diner, Pantry/Store Room, Sun Room to the ground floor with 4 Bedrooms and Bathroom to the first floor.

EPC - E

Council Tax - B

Tenure - Freehold

### Driveway

Gated, Parking for multiple vehicles

### Entrance Hall

11'9" x 7'7" (3.59 x 2.32)

Entrance door, Window to front of property, Staircase to first floor, Radiator, Spindle banister, Carpet, Beamed ceiling

### Lounge

20'0" x 11'10" (6.1 x 3.61)

3 x windows to front of property, Wooden mantle above fire, Tiled heath, Open fire, Carpets, Beamed ceiling, Built in bookcase- shelving, Radiator x 2

### Kitchen/Diner

24'10" x 7'8" (7.58 x 2.35)

1 x window to front of property, 2 windows to rear of property, Patio door to sunroom, Work surfaces, Built in electric double oven, Part tiled walls, Extractor fan, Radiator, Tiled floor and LVT, Space for washing machine & Tumbledryer





**Store Room/Pantry**  
10'2" x 6'7" (3.1 x 2.02)  
Window to side of property

**Sunroom**  
11'8" x 10'0" (3.56 x 3.06)  
Window to side of property, Doors to side,  
Parquet floor

**First Floor Landing**  
2 x Radiator



**Bedroom One**  
12'2" x 9'0" (3.73 x 2.76)  
Window to front of property, Radiator,  
Laminate Flooring

**Bedroom Two**  
11'9" x 8'1" (3.59 x 2.48)  
Window to rear of property, Built in  
cupboards, Radiator, Carpets

**Bedroom Three**  
9'7" x 8'10" (2.93 x 2.71)  
Window to front of property, Built in  
wardrobes, Loft access, Vinyl Flooring



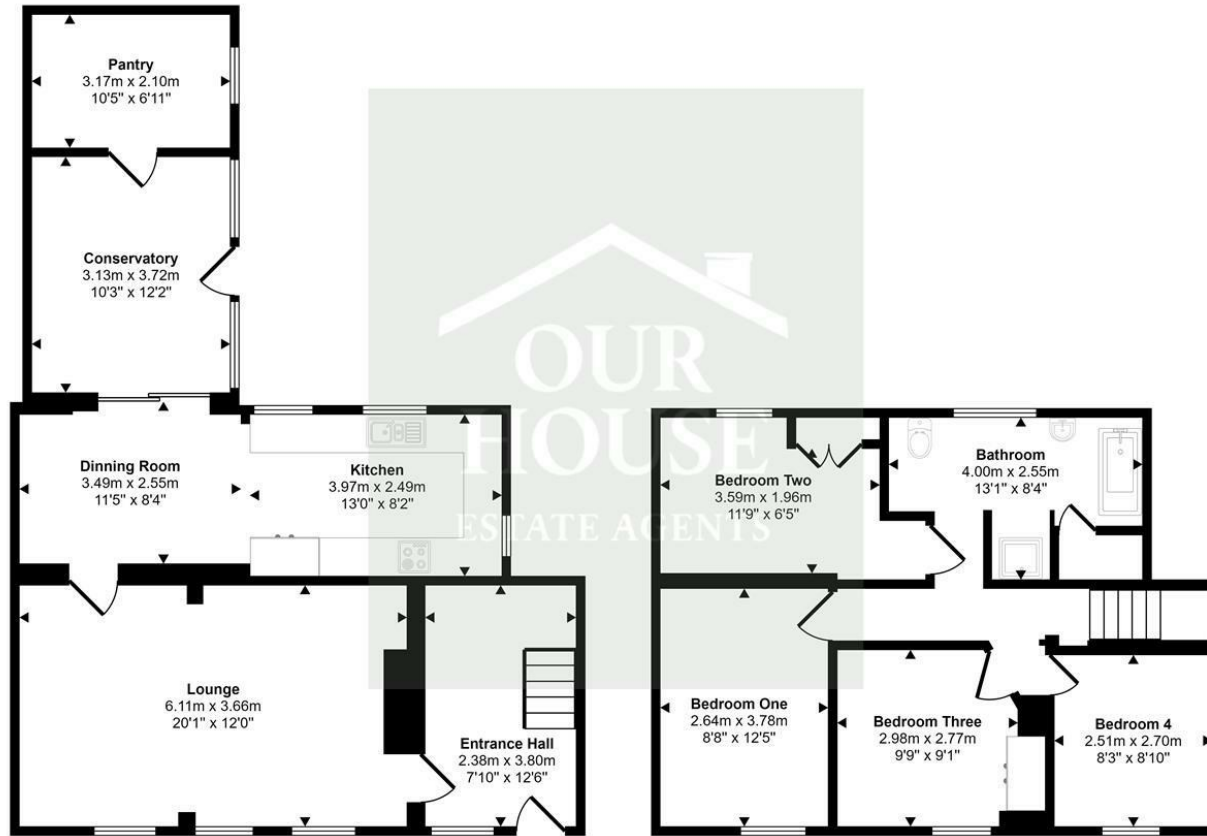
**Bedroom Four**  
8'6" x 8'4" (2.6 x 2.55)  
Window to front of property, Carpets, Loft  
access, Radiator

**Bathroom**  
12'11" x 7'8" (3.95 x 2.36)  
Window to rear of property, W/C, Pedestal  
wash hand basin, Panelled bath, Step in  
shower, Extractor fan, Part tiled walls,  
Vinyl floors, Radiator, Cupboard



**Rear Garden**  
South/West facing garden, Coal bunker,  
Raised beds, Walled boundaries, Parking  
for multiple vehicles, Mainly gravelled,  
Paved area, Planted borders, Large  
storage shed, Workshop, Covered storage  
area

Approx Gross Internal Area  
127 sq m / 1369 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</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	

**Viewing**

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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