



15 Hornsea Road, Aldbrough, HU11 4QW

£139,500



****MUST BE VIEWED!!!****

This cottage style terrace property is unassuming from the roadside but is deceptively spacious and internally has been decorated to give a lovely cottage feel. As well as the expected living room and kitchen/diner, this property also has surprising bonus of a utility room with downstairs W.C. and a sunroom that looks out to the beautiful, enclosed back garden. At the end of the terrace there is a shared lane that leads to a single garage belonging to the property. This property will not be around for long!!

The floorplan briefly comprises; entrance hall, living room, kitchen diner, utility and sunroom. To the first floor, two double bedrooms and bathroom. To the rear, a good sized garden with raised decked area and artificial lawn.

Call Our House to view now!

Current Energy Rating: D
Council Tax: A
Tenure: Freehold

Entrance Hall

Entrance door and staircase to first floor.

Lounge

12'2" x 12'11" (3.72 x 3.96)

Window to front, fireplace with wood burner and radiator.

Kitchen Diner

17'10" x 25'3" (5.46 x 7.70)

Window and French doors to rear, a range of fitted wall and base units with complimentary work surfaces and ceramic one and a half bowl sink unit. Built in electric oven, and hob. Understairs cupboard, part tiled walls and tiled flooring.





Utility

Window to sunroom, fitted wall and base units with complimentary work surfaces, one and a half bowl sink unit, space for washing machine and tumble dryer, w.c, and radiator.

Sunroom

Windows to side and rear.

Master Bedroom

12'0" x 12'4" (3.66 x 3.76)

Window to front, built in cupboard, laminate flooring and radiator.

Bedroom 2

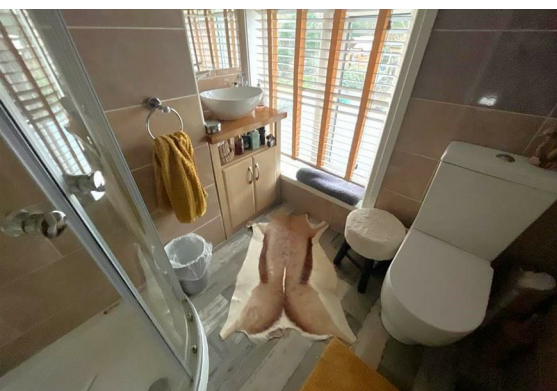
8'10" x 10'3" (2.71 x 3.14)

Window to rear, laminate flooring and radiator.

Bathroom

6'0" x 5'2" (1.85 x 1.6)

Window to rear, vanity wash hand basin, w.c, corner shower, heated towel rail and vinyl flooring.



Rear Garden

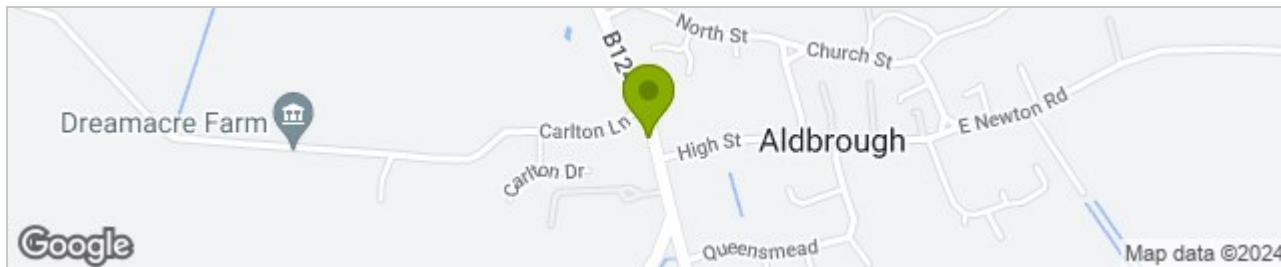
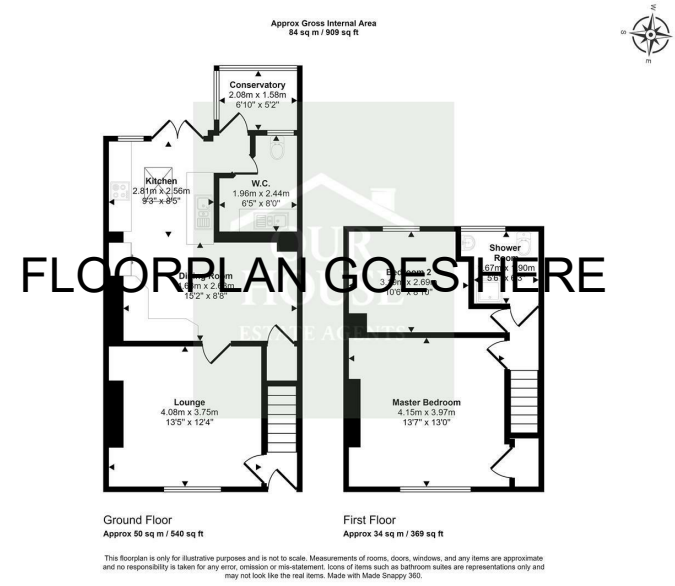
Laid mainly to artificial lawn, with wall and fence boundaries and garden shed. Raised decked area used as a bar with cover.

Passage way to Garage in separate block.

Garage

Separate block, detached garage with power. Accessed from back passage, and side drive next door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.