



28 High Street, Aldbrough, HU11 4RP

£279.950



This is a fabulous family home, which really does offer something for everyone. Situated in the popular seaside village of Aldbrough, this double fronted property oozes cottage vibes but with a spacious feel and boasts it's own individual style combining both modern and traditional elements throughout.

The accommodation has oil fired central heating, is fully double glazed and offers lounge, dining/breakfast room, kitchen, utility and conservatory to the ground floor, with four double bedrooms, master with ensuite and family bathroom to the first floor.

Externally there is a driveway to the side with parking for multiple vehicles, additional carport area and garage.

The rear garden is a good size and private with the added bonus of being south facing.

What is not to love?! Call Our House today to arrange a viewing.

EPC: D

Council Tax: D

Tenure: Freehold

Entrance Hall

Entrance door, staircase leading to first floor, under stairs cupboard, radiator, tiled floor.

Lounge

22'9" x 11'11" (6.95 x 3.65)

Window and door overlooking the rear garden, arched window to the side and window to the front. Two radiators, brick surround fireplace with solid wood mantle, tiled hearth and inset log burner. Beam and brick feature arch. Carpeted floor.

Dining/Breakfast Room

12'2" x 12'0" (3.73 x 3.68)

Window to front, radiator, brick fire surround with tiled hearth and log burner. Tiled floor.

Kitchen

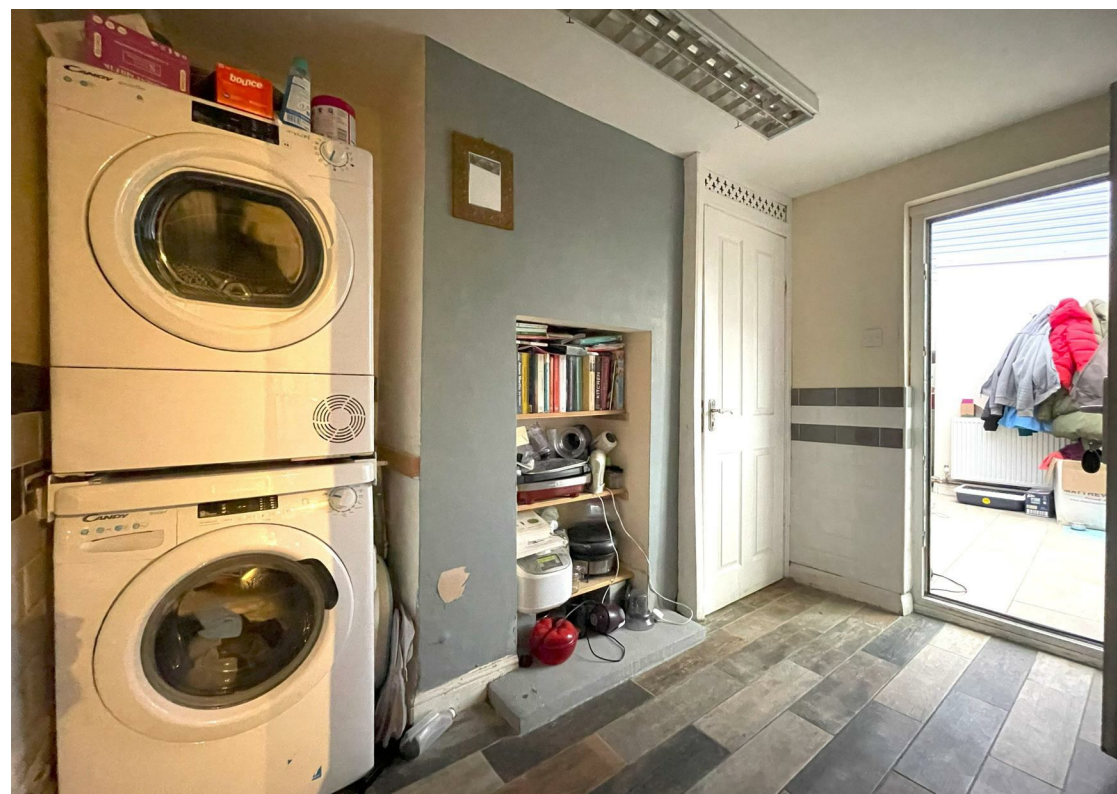
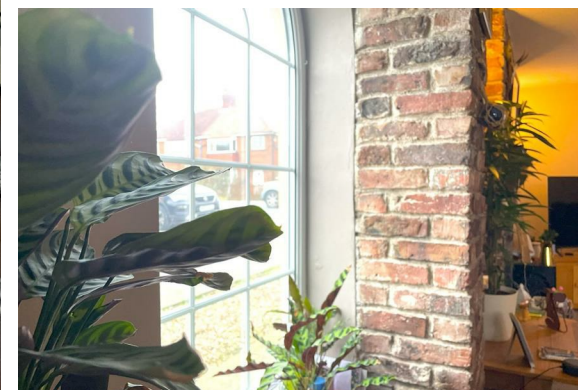
12'1" x 9'9" (3.69 x 2.98)

Bespoke hand made oak units with complementary oak work surfaces and matching breakfast bar with built in storage. Ceramic single sink with drainer. Tiled floor, two feature vertical radiators and window to rear. Space for freestanding oven with hood over and space and plumb for slimline dishwasher.

Utility

9'10" x 6'10" (3.01 x 2.1)

Space and plumb for washing machine and tumble drier. Built in cupboard. Tiled floor and fireplace housing built in shelving.





Conservatory

9'7" x 7'10" (2.94 x 2.39)

Window to side, double glazed French doors to garden, two radiators and tiled floor.

First Floor Landing

Radiator, built in cupboard and radiator.

Master Bedroom

12'5" x 12'5" (3.79 x 3.79)

Window to front, radiator. Original fireplace and coving to ceiling.

Ensuite Shower Room

White three piece suite comprising wash hand basin, step in shower cubicle, low level W.C, Window to front and radiator. Laminate tiles to floor and part tiled walls.

Bedroom Two

12'5" x 11'2" (3.79 x 3.42)

Window to front, two built in storage spaces and radiator. Coving to ceiling and loft access.

Bedroom Three

12'8" x 9'8" (3.88 x 2.97)

Window to rear, built in cupboard and radiator

Bedroom Four

9'10" x 8'2" (3 x 2.5)

Window to rear, built in cupboard housing boiler. Coving to ceiling. Radiator.



Bathroom

8'9" x 6'6" (2.69 x 2)

Window to the rear. Panelled bath with shower over. Wash hand basin and W.C. Part panelled walls with shower boarding panels. Vinyl floor.

Rear Garden and side driveway

Gravelled and paved driveway to the side with parking for 4/5 vehicles including covered car port area, leading to garage.

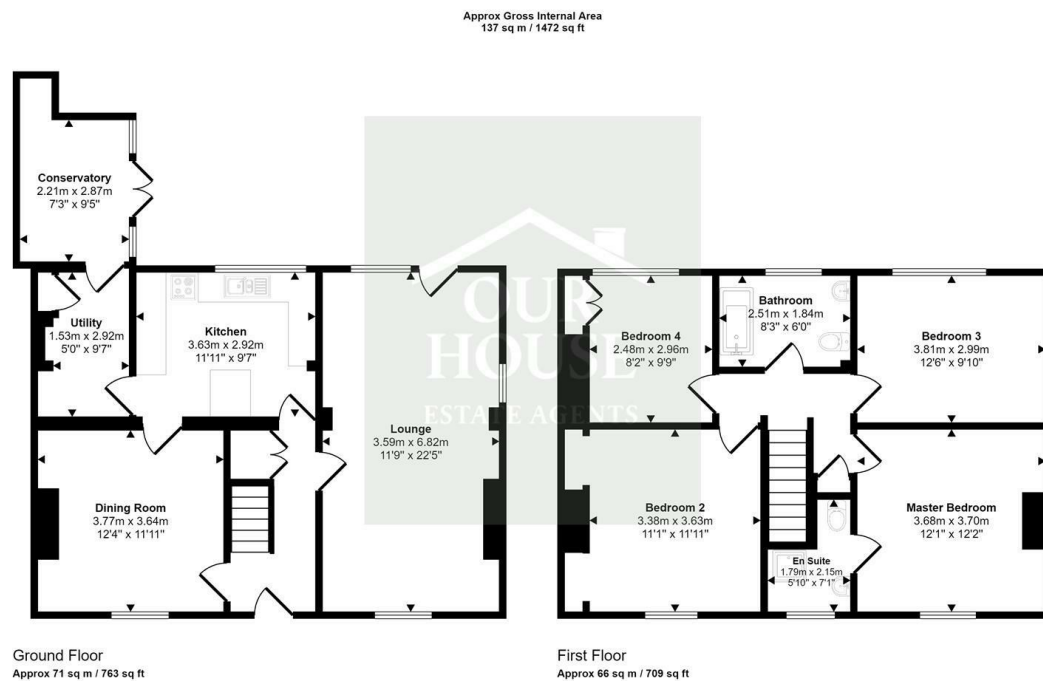
The rear garden is laid mainly to lawn. There is a paved area that is partially covered, currently housing the hot tub (which is available via separate negotiation). There are walls and fencing to the boundaries and planted borders.

There is an outside W.C. with heated towel rail and sink.

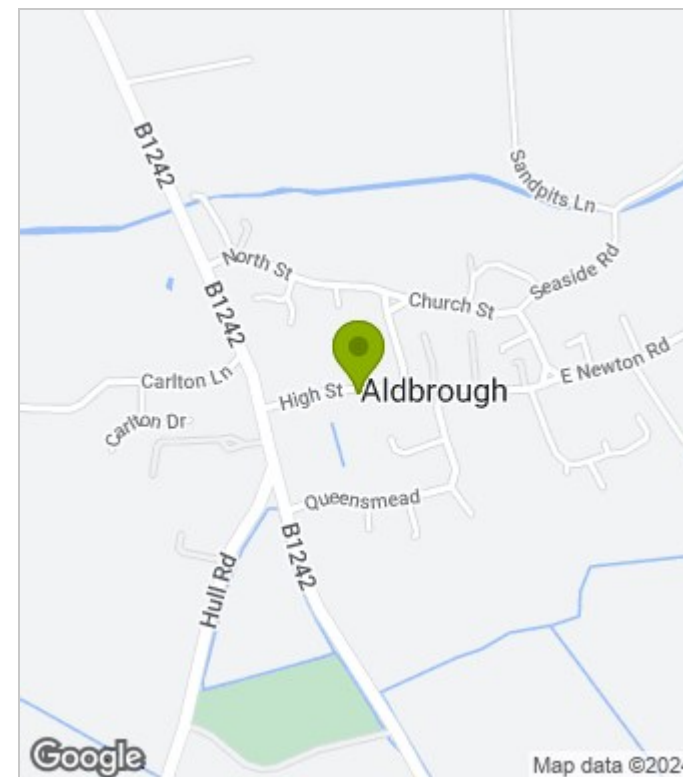
Garage

Detached with power and light points, Barn style doors.





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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Current: 63
Potential: 77

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.

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Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. office@ourhouseestateagents.co.uk