



**11 Queens Mead, Aldbrough HU11 4RH**  
**Offers in the region of £145,000**

- Semi detached • 2 bedrooms bungalow
- Low maintenance • Parking drive & garage gardens
- Lovely village location • Shower room
- UPVC double glazing • Energy Rating - TBC

A two bedroom semi-detached bungalow which enjoys low maintenance gardens to the rear with a great deal of privacy, along with a long parking drive and a single garage.

#### LOCATION

This property fronts onto Queens Mead which leads from North Street within the village of Aldbrough.

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, uPVC double glazing and is arranged on one floor as follows:

#### ENTRANCE HALL

With uPVC side entrance door, access hatch leading to the roof space, double doors to the lounge and one central heating radiator.

#### LOUNGE

10'3" x 16'6" (3.12m x 5.03m)

With a bow window to the front and one central heating radiator.

#### KITCHEN

9'3" x 8' (2.82m x 2.44m)

With base and wall units incorporating work surfaces and tiled splashbacks, a stainless steel sink unit, space for a slot-in cooker, integrated fridge freezer and plumbing for an automatic washing machine.

#### BEDROOM 1 (REAR)

10'10" x 11'1" (3.30m x 3.38m)

With fitted wardrobes along two walls incorporating top storage cupboards and one central heating radiator.

#### BEDROOM 2 (REAR)

9' x 7'1" (2.74m x 2.16m)

With a sliding patio door leading to the rear garden, fitted wardrobes and one central heating radiator.

#### SHOWER ROOM/W.C.

4'9" x 7'1" (1.45m x 2.16m)

With an independent tiled shower cubicle, pedestal wash hand basin, low level w.c., full height tiling to the walls and one central heating radiator.

#### OUTSIDE

The property fronts onto an attractive fore garden with a long block printed parking drive which leads past the bungalow to a single detached garage 9'3" x 19'3" with main door, side personal door, power and light laid on.

To the rear is a low maintenance garden which enjoys a great deal of seclusion and enjoys an open aspect. The garden incorporates paved patio areas, a small lawn, a number of shrubs and a lean-to potting shed. There is also an outside cold water tap located in the driveway.

#### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

#### COUNCIL TAX

The Council Tax Band for this property is Band B.

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.

**Floor Plan**  
Approx. 51.9 sq. metres (558.9 sq. feet)



Total area: approx. 51.9 sq. metres (558.9 sq. feet)