



4 Queens Mead, Aldbrough, Hull HU11 4RH
Offers in the region of £184,950

- NO CHAIN
- Spacious Accommdoation
- Corner Plot
- Excellent Parking
- Double Garage
- Generous Gardens
- Summer House
- Great Deal of Privacy
- Energy Rating - TBC

Offered for sale with no chain involved, this property enjoys a generous corner plot with plenty of parking and a double garage.

LOCATION
This property fronts onto Queens Mead just a short distance from the main village and within easy reach of the local amenities.

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 two floors as follows:

ENTRANCE HALL
7'1 x 12'1 (2.16m x 3.68m)
With front entrance door and side panel, stairs leading off incorporating storage cupboard under, laminate flooring and one central heating radiator.

LOUNGE
19'9 x 10'3 (6.02m x 3.12m)
With a bow window to the front, space for a wood burning stove set in a recess with timber mantle over, laminate flooring and two central heating radiators.

KITCHEN
12'6 x 13'10 overall (3.81m x 4.22m overall)
With base and wall units incorporating work surfaces with an inset one and a half bowl stainless steel sink,

a range style LPG cooker, tiled splashbacks, plumbing for an automatic washing machine and space for a tumble drier, floor mounted central heating boiler, laminate flooring and a uPVC door leading to.

SUN PORCH
12' x 7'4" (3.66m x 2.24m)
With a brick base and uPVC windows with a pitched polycarbonate covered roof, double French doors to the rear patio, laminate flooring and one central heating radiator.

SHOWER ROOM/W.C.
8'9" x 6'8" (2.67m x 2.03m)
With a large walk-in shower cubicle incorporating an electric instant shower, low level w.c., pedestal wash hand basin, laminate flooring, down lighting, a ladder radiator and one central heating radiator.

FIRST FLOOR
LANDING
With built-in cupboards and doorways to:

SEPARATE W.C.
With a low level w.c. and a wash hand basin.

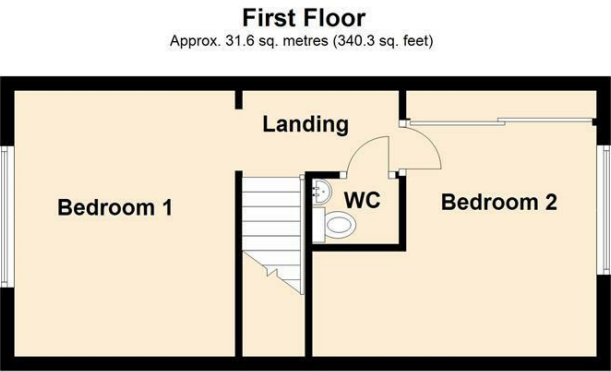
BEDROOM 1
12'5" x 10'5" (3.78m x 3.18m)
With fitted wardrobes, under-eaves storage space and one central heating radiator.

BEDROOM 2
12'11" x 10'4" (net) (3.94m x 3.15m (net))
With fitted cupboards along one wall and one central heating radiator.

OUTSIDE
The property enjoys an extensive corner plot with a wide Tarmacadam parking drive providing excellent parking facilities and leading to a double garage with up an over main door, side personal door, power and light laid on. Lawned gardens run along both the front and side of the property enjoying a great deal of privacy. There is a large summerhouse/workshop with double French doors and security roller door to the front, power and light laid on and an additional garden shed. A paved patio adjoins the immediate rear of the property with a lean-to store located at the rear of the garage along with a greenhouse and again enjoying a great deal of privacy,

COUNCIL TAX
The Council Tax Band for this property is Band B.

TENURE
The property is understood to be freehold (confirmation to be provided by the vendors solicitors).



Total area: approx. 90.5 sq. metres (973.7 sq. feet)

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.