

















The Property Specialists

2 Market Place, Hornsea, East Riding of Yorkshire HU18 1AW Tel: 01964 537123 | Email: hornsea@qandc.net www.quickclarke.co.uk







15 Seaside Road, Aldbrough HU11 4RX Offers in the region of £129,950

- Beautifully Appointed Attractive Features UTILITY PORCH Cottage
- Dining Kitchen
- Throughout
- Shower
- Downsize or Holiday Garden
- Cottage
- No Chain
- Ideal First Time Buy, Delightful Cottage CLOAKS/W.C.
  - Energy Rating TBC

A superb first time buy, holiday home or downsize this delightful cottage offers beautiful **BEDROOM 1 (FRONT)** accommodation throughout along with a generous 12'10" x 13'5" (3.91m x 4.09m) cottage garden. Simply must be viewed! **NO CHAIN** 

# **LOCATION**

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 **BEDROOM 2 (REAR)** sports hall, and a country bus service.

# **ACCOMMODATION**

The accommodation has UPVC double glazing, electric thermostatic room heaters and is arranged on two floors as follows:

# SITTING ROOM

12'8" x 13'5" (3.86m x 4.09m)

With composite front entrance door, a basket grate fireplace, laminate flooring and open beamed ceiling and a thermostatic electric room heater.

# **DINING KITCHEN**

13'2" x 7'10" (4.01m x 2.39m)

With a good range of fitted base and wall units incorporating timber work surfaces and matching drainer with an inset Belfast sink unit, built in oven and split level ceramic hob with cooker hood over, integrated fridge, stairs leading to the first floor, beams to the ceiling, laminate flooring and doorway to:

With plumbing for an automatic washing machine Master Bedroom with and tumble dryer above, ceramic file floor covering, Feature Open Plan , part tiling to the walls, UPVC rear entrance door and

With low level W.C., wash hand basin, part tiling to the walls, downlighting to the ceiling and ceramic tile flooring.

# FIRST FLOOR

There is a small landing with doorways to:

With a feature raised en-suite shower area incorporating an independent tiled shower cubicle with electric instant shower, a vanity unit incorporating drawers and housing the wash hand basin, ceramic tile flooring and full height tiling to the en-suite area which provides an attractive feature of this bedroom and there is also a ceiling light/fanning fitting and an electric thermostatic room heater.

10'2" x 7'8" (3.10m x 2.34m)

With bult in cupboard housing the cylinder and an electric thermostatic room heater.

Whilst the cottage fronts onto the pavement there is on street parking available in front. A concrete pathway leads along the rear of the cottages providing access to a lovely enclosed cottage garden which is a generous proportions and has three open bay brick stores, a garden shed and plenty of mature planting and trees providing a great deal of privacy.

# **COUNCIL TAX BAND: A**

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

# TO FOLLOW

Tel: 01964 537123 www.quickclarke.co.uk