

## Church Street Aldbrough, HU11 4RN

\*\*\*\*\*A FINE EXECUTIVE DETACHED PROPERTY WITH COUNTRYSIDE VIEWS AT THE REAR\*\*\*\*\* Situated in the heart of the East Yorkshire village of Aldbrough, this deceptively spacious property occupies a choice plot and offers a huge amount of accommodation over two floors as follows:- Hallway, lounge dining room and kitchen, Three bedrooms and family bathroom. Outside there is a driveway to the front with ample parking leading to the single garage and at the rear is a patio area with extensive lawned area and views of the spectacular countryside. We thoroughly recommend internal inspection to fully appreciate this lovely home. Call us now to book your viewing on 01964 533343.

EPC Rating - D Council Tax band - D Tenure - Freehold

**£330,000**

### Entrance Porch

UPVC porch to the front with sliding door.

### Entrance Hall

19'11" x 7'8" (6.08 x 2.34)

Double glazed entrance door leading into a spacious hallway with radiator and stairs leading to the first floor.

### Living Room

13'6" x 19'11" (4.12 x 6.08)

Windows to the front and side aspect, making a bright and airy room, coving to the ceiling, radiator, stone effect fireplace with marble effect inset and hearth housing an electric fire, double doors leading to the dining room.

### Dining Room

10'9" x 12'10" (3.29 x 3.92)

Sliding patio doors to the rear aspect, double doors to the lounge and radiator.

### Kitchen

12'11" x 10'1" (3.94 x 3.08)

Window to the rear aspect overlooking the garden and open countryside, a range of solid wood fitted wall and base units with work surfaces over, one and a half sink unit with drainer and mixer tap, double eye level built in electric oven with grill, electric hob and extractor hood over, space for washing machine, part tiled walls and tiled floor, floor mounted central heating boiler, door leading to a pantry and door leading to the garage.

### First Floor Landing

14'6" x 7'3" (4.44 x 2.21)

Window to the side aspect, built in storage cupboard and access to the loft area.

- Executive detached home
- Three bedrooms two reception rooms

### Master Bedroom

15'1" x 13'8" (4.60 x 4.17)

Window to the rear aspect, range of fitted wardrobes, dressing table, built in storage cupboard and radiator.

### Bedroom 2

17'11" x 13'6" (5.47 x 4.14)

Window to the front aspect, a range of fitted wardrobes and bedside table to each side, radiator.

### Bedroom 3

10'8" x 8'7" (3.26 x 2.64)

Window to the front aspect, fitted wardrobes and radiator.

### Bathroom

8'0" x 7'3" (2.45 x 2.22)

Window to the rear aspect, white three piece suite comprising:- step in shower cubicle, vanity unit with wash hand basin, low level WC and built in storage cupboard.

### Front Garden

Gates leading to the drive with ample parking, low wall boundaries, flower and shrub borders and lawned area.

### Garage

The single garage has been split into storage and a workshop and has a roller shutter door and personal door off the kitchen.

### Rear Garden

Private rear garden with views to open countryside. Large lawned area with mature shrub and tree borders, patio seating area and greenhouse.

### About Us

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service we can.

- Views over open countryside at the rear
- Garage gardens and driveway

Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

### Disclaimer

Laser Tape Clause - Laser Tape Clause

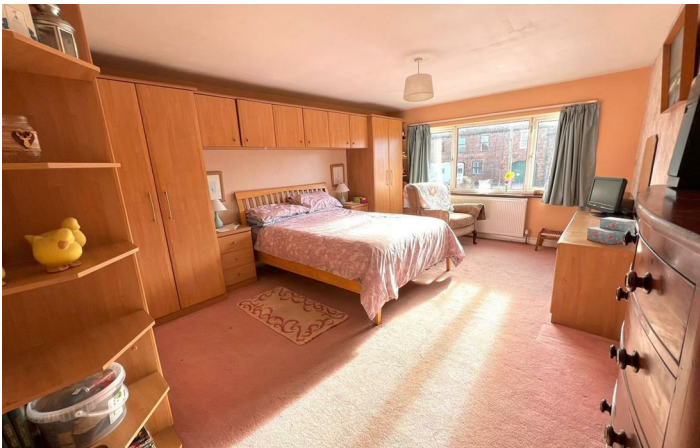
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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### Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Ample accommodation over two floors
- Viewing essential





## Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	63	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		