



Castle Park Aldbrough, HU11 4RG

Welcome to this true bungalow located in the sought-after Castle Park area of Aldbrough. It is perfect for those seeking ease of access and a cosy atmosphere. There is a welcoming reception room, ideal for entertaining guests or simply relaxing with your loved ones. The property features three well-proportioned bedrooms, offering ample space for a growing family or visiting guests. There is a private courtyard garden, a great sized outdoor space where you can enjoy al fresco dining, gardening, or simply basking in the sunshine. The recent refurbishment adds a modern touch to the bungalow, ensuring that it is move-in ready for its new owners. Don't miss out on the chance to make this well presented bungalow your new home, contact Lisa, Claire or Donna today to arrange a viewing on 01964 533343.

EPC Rating - D, Council Tax Band - C, Tenure - Freehold

£170,000

Entrance Hall 5'2" x 2'11" (1.60 x 0.89)

UPVC door and side windows, laminate flooring and radiator.

Cloakroom 4'10" x 3'0" (1.48 x 0.92)

Window to side and low level wc.

Lounge 18'0" x 10'7" (5.49 x 3.25)

Bay window to side and window to front, wooden mantelpiece with granite style inset and hearth housing an electric fire, dado rail, carpet and two radiators.

Kitchen 10'5" x 10'5" (3.18 x 3.18)

Window to side, a range of matching wall and base units with worktops over incorporating a single bowl sink unit and drainer. Integrated electric oven and separate hob with extractor over, Space for washing machine and tall breakfast bar plus radiator.

Inner Hall

Built in cupboard and radiator.

Bedroom 1 15'0" x 10'5" (4.59 x 3.18)

Window to rear, built in shelving with dressing table, carpet and radiator.

Bedroom 2 11'10" x 10'9" (3.63 x 3.30)

French doors to rear aspect, carpet and radiator.

Bedroom 3 10'5" x 8'9" (3.19 x 2.67)

Window to side, dado rail, carpet and radiator.

- Popular village location
- Modern decor
- Garage and parking

Shower Room 7'6" x 5'5" (2.30 x 1.66)

Window to side, step in shower cubicle, vanity unit housing the wash hand basin and low level wc, fully tiled walls, wall mounted heater.

Garage

Single garage with up and over door and side personal door, power and light laid on.

Gardens

Gravelled driveway to the garage at the front and to the rear is a patio garden with planted borders to the side and fenced boundaries.

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. 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.

Disclaimer - These particulars are produced in good faith, are set out

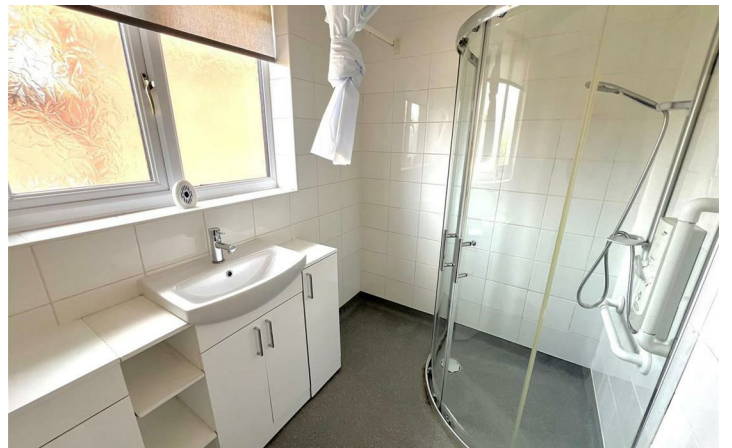
- True bungalow
- Large lounge
- Courtyard garden

as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

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.

- Newly refurbished
- Three bedrooms
- Viewing highly recommended





Floor Plan

Ground Floor

Approx. 87.7 sq. metres (944.0 sq. feet)



Total area: approx. 87.7 sq. metres (944.0 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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