



Aldbrough Road Withernwick, HU11 4TF

*****TRADITIONAL COTTAGE IN A PEACEFUL VILLAGE SETTING***** A beautifully presented, quirky cottage with many original features, this property oozes style with its unique decoration. Boasting lovely areas to relax overlooking the garden it has parking to the side and in front of the property and offers kitchen, large lounge, kitchen and utility/shower room downstairs, orangery and lovely conservatory with two bedrooms and bathroom upstairs. Oil fired central heating plus an open fire create a warm, cosy home. Outside is an attractive, south facing garden with mature planting and ornamental pond plus brick built shed. Anyone that sees this lovely home can't fail to be impressed with what is on offer here so call us now to book your viewing on 01964 533343.

Current Energy Rating - Awaiting, Council Tax Band - D, Tenure - Freehold.

£345,000

Entrance Porch 3'4" x 4'11" (1.03 x 1.50)

Consisting of a tiled floor, double glazed door surrounded by windows making this a light airy entrance porch.

Lounge 24'2" x 19'0" (7.38 x 5.80)

A traditional cottage lounge with an open fire, the brick fireplace surrounded by a brass fender adding style to this lovely airy room with windows to the front plus two sets of double French doors leading to the garden. A spindled oak staircase leads to the first floor.

Kitchen 12'6" x 11'5" (3.83 x 3.48)

A luxurious kitchen with fitted base and wall units complimented by granite sparkle work tops incorporating a 1 1/2 bowl sink and drainer unit. Electric oven and induction hob with extractor over, space for a dishwasher, part tiled walls and tiled flooring. Shutters create ambience to the front windows.

Orangery 9'1" x 6'1" (2.79 x 1.86)

A beautiful space to relax with feature arched windows as well as original brick walls overlooking the enclosed garden,

Utility 6'7" x 6'9" (2.03 x 2.07)

The utility boasts decorative units with wash hand basin and leads to a shower room.

Shower Room 12'6" x 7'0" (3.83 x 2.14)

An ornate shower room with a step in shower, bidet and W.C The cupboard houses space and plumbing for a washing machine and tumble dryer.

Conservatory 11'7" x 10'8" (3.55 x 3.27)

A delightful room oozing natural light with a tiled floor overlooking the patio with doors to the garden and leading to the carport.

- A tranquil sought after location
- Large lounge with feature fireplace
- Two bedrooms, two bathrooms

First Floor Landing 13'6" x 12'6" (4.13 x 3.83)

A lovely large area with built in cupboards plus a spindled banister making this home feel regal. There is space for office furniture and windows to front and rear.

Master Bedroom 12'11" x 18'5" (3.95 x 5.62)

A delightful room with sloping ceilings plus windows to the front, rear and side, the front ones complimented by shutters as well as original wooden flooring giving the room a majestic feel.

Bedroom 2 12'7" x 10'6" (3.85 x 3.22)

A tastefully decorated room with carpeted flooring, fitted wardrobes creating ample storage plus a window overlooking the front, dressed with a shutter.

Bathroom 10'0" x 5'8" (3.06 x 1.74)

Window to the rear, an ornate champagne four piece bathroom suite comprising:- panelled bath, wash hand basin and low level wc with a separate step in shower cubicle. Built in airing cupboard, radiator and part tiled walls.

Carport

Adjoined to the side of the cottage creating parking plus access to the conservatory.

Rear Garden

An oasis of different areas to chill and watch the wildlife attracted by the variety of established plants. A brick built shed plus storage for coal and logs.

About Us

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- Beautiful, established gardens
- Kitchen with all facilities
- Ample parking and shed

and try for yourselves - you have nothing to lose and everything to gain.

Disclaimer

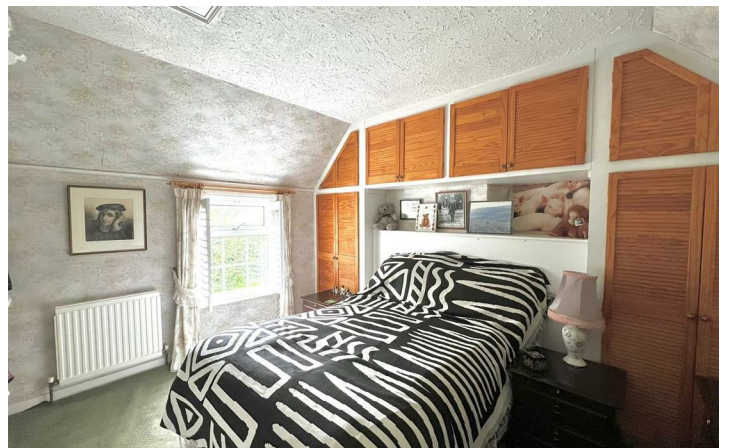
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All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

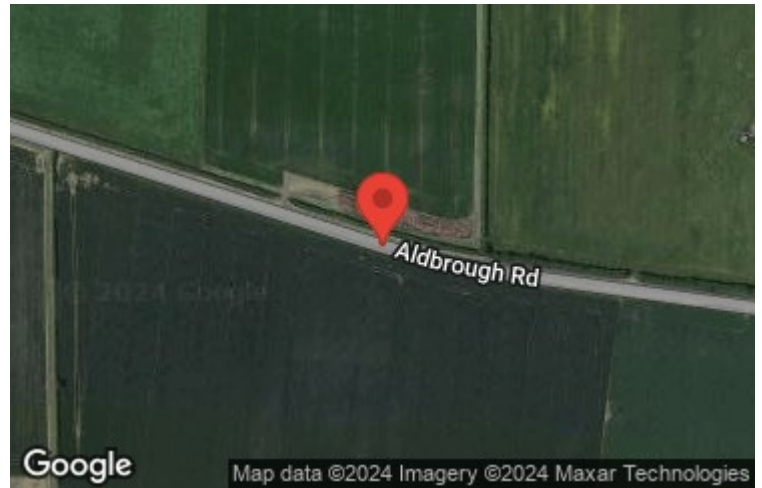
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Valuations

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.

- A delightful quirky cottage with many features
- Conservatory and orangery
- Viewing essential





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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			
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England & Wales		EU Directive 2002/91/EC	