



East Newton Road Aldbrough Hull, HU11 4RT

Situated on East Newton Road in the charming village of Aldbrough, this delightful end-terrace house offers a perfect blend of modern living and picturesque surroundings. With two well-proportioned bedrooms, this property is ideal for small families or couples seeking a tranquil retreat.

The heart of the home is undoubtedly the amazing open plan kitchen diner, which provides a spacious and inviting area for both cooking and entertaining. This contemporary space is perfect for family gatherings or hosting friends, allowing for a seamless flow between the kitchen and dining areas.

One of the standout features of this property is the spectacular views of the open fields that can be enjoyed from the bedroom. Imagine waking up to the serene landscape, providing a peaceful backdrop to your daily routine. Additionally, the property is conveniently located close to the coast, offering easy access to beautiful beaches and coastal walks.

For those conscious of energy efficiency, the house is equipped with solar panels and an air source heating system, ensuring lower energy bills and a reduced carbon footprint. The low maintenance gardens surrounding the property provide a perfect outdoor space to relax without the burden of extensive upkeep.

This charming home on East Newton Road is not just a property; it is a lifestyle choice, offering comfort, convenience, and stunning views in a desirable location. Whether you are looking to buy or rent,

£165,000

Entrance Hall

5'1" x 3'4" (1.57 x 1.02)

Double glazed door with window.
Stairs leading to the first floor.

Lounge

12'4" x 13'0" (3.76 x 3.97)

Light airy room with views of the front garden. Multi fuel burner with hearth and surround enclosed on the chimney breast. Under stairs cupboard. It boasts laminate flooring plus a radiator.

Dining Kitchen

13'3" x 21'3" (4.06 x 6.49)

Spectacular kitchen dining room. Wrap around wall and base units creating plenty of storage and work space. The island with base units under creates a focal area in the tastefully designed kitchen. Induction hob plus a double oven as well as an extractor hood. Window overlooking the rear garden complimented with patio doors leading to the patio area. Utility created in a cupboard housing a washing machine and tumble dryer also space for laundry sundries.

WC

Oak door leading off the dining area with low level W.C and corner wall hand wash basin. Window to the side.

Landing

2'10" x 2'11" (0.87 x 0.91)

First floor landing with a window to the side. carpeted flooring leading to the bedrooms and bathroom.

Master Bedroom

10'10" x 12'4" (3.32 x 3.76)

Good sized bedroom with amazing views over fields. laminate flooring plus a radiator. A built in cupboard creates plenty of storage space.

Bedroom 2

9'4" x 7'1" (2.86 x 2.16)

Window to the rear overlooking the garden. Fitted wardrobes plus laminate flooring.

Bathroom

5'5" x 6'2" (1.67 x 1.88)

Fully tiled bathroom with window to the rear. Wooden panelled bath boasting an over head shower. Pedestal hand wash basin and low level W.C

Front Garden

Long front garden accessed by 3 concrete steps with path leading to the front door. Mainly lawn garden plus borders boasting established shrubs and plants. Fenced boundaries and gate leading to the rear garden. Air source pump for central heating is located at the front of the house.

Rear Garden

A garden of many areas. The patio enveloped with a pergola creating a relaxing area to chill . Gravelled area boasting slabbed path leading to sheds also wood store

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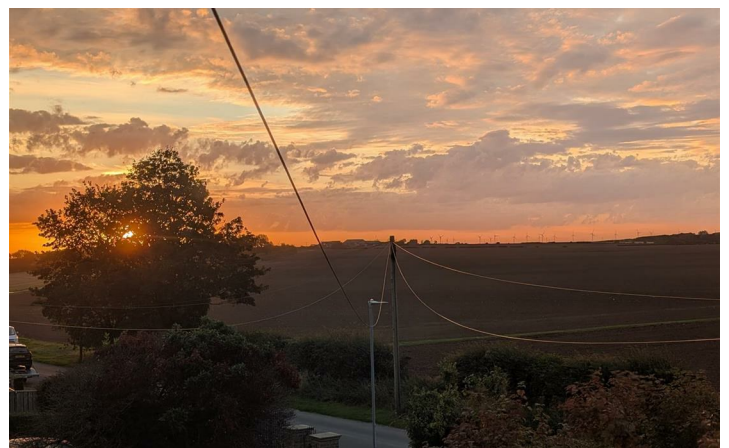
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Valuations

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.

- Amazing views overlooking open fields
- Spectacular open plan kitchen dining room
- Peaceful village location
- Must be viewed to truly appreciate
- Low maintenance rear garden
- Utility area within dining area.
- End terrace house near to the east yorkshire coast
- Air source pump heating plus solar panels
- Downstairs W.C
- Good sized bedrooms



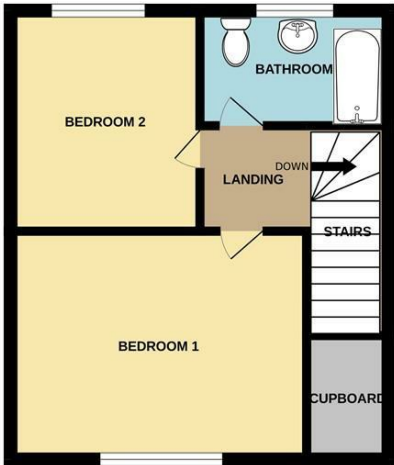


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	