



North Street Aldbrough, HU11

Being offered with no chain, this property presents a fantastic opportunity for a smooth and swift purchase. The period charm of the house is complemented by its modern amenities, making it a perfect canvas for you to add your personal touch. In the charming village of Aldbrough, this delightful detached period house offers a unique blend of character and modern living. The property boasts a spacious reception room, ideal for entertaining guests or enjoying quiet evenings in. A massive kitchen is the heart of the home with ample space for cooking and dining. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space.

One of the standout features of this residence is its overhang at the side, a quirky feature that is sure to appeal, the ample parking available ensures that you and your visitors will never have to worry about finding a space. Aldbrough is a picturesque village that offers a peaceful lifestyle while still being within easy reach of Hull's vibrant city centre. This home is not just a property; it is a place where memories can be made. If you are looking for a distinctive home with character and convenience, this charming house on North Street is certainly worth considering.

Current EPC rating - F, Council Tax Band - C, Tenure - Freehold.

£195,000

Entrance Porch

Entrance Hall

Entrance door, window to side, stairs to the first floor with spindle bannister and radiator.

Kitchen Diner 15'3" x 15'1" (4.65 x 4.62)

Large area with windows to front and side, ample room for a table and chairs. A range of fitted wall and base units, wood effect worktops over with 1 1/2 bowl sink unit, integrated electric oven and gas hob with extractor over, dishwasher and space for fridge freezer. Ceramic tiled flooring and radiator.

Lounge

Window to front, brick fireplace housing an electric fire, double doors leading to the kitchen, downlights, TV point and radiator.

Rear Lobby/Utility area

Base unit with cupboard and worktop with space and plumbing for washing machine, further built in cupboard housing the boiler.

Cloakroom

Half panelled walls with sink/wc combination and radiator.

Conservatory 8'8" x 11'6" (2.66 x 3.51)

Windows to rear and sides and French doors to garden, plus television point.

First Floor Landing

Window to side and loft access point.

Main Bedroom 15'3" x 14'9"

(4.67 x 4.51)

Window to front, a range of fitted wardrobes and low cupboards, laminate flooring and radiator.

Bedroom 2 11'8" x 7'10" (3.56 x 2.41)

Window to rear and radiator.

Bedroom 3 7'5" x 12'2" min (2.28 x 3.72 min)

Window to rear and radiator.

Bathroom 9'4" x 6'3" (2.87 x 1.91)

Window to side, white three piece suite comprising:- panelled bath with shower over, pedestal hand wash basin and low level wc.

Radiator.

Outside

To the side of the property is a driveway leading to the rear of the property where there is a courtyard garden.

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

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.

- Excellent sized detached property
- Large kitchen diner, utility and wc
- Bathrooms

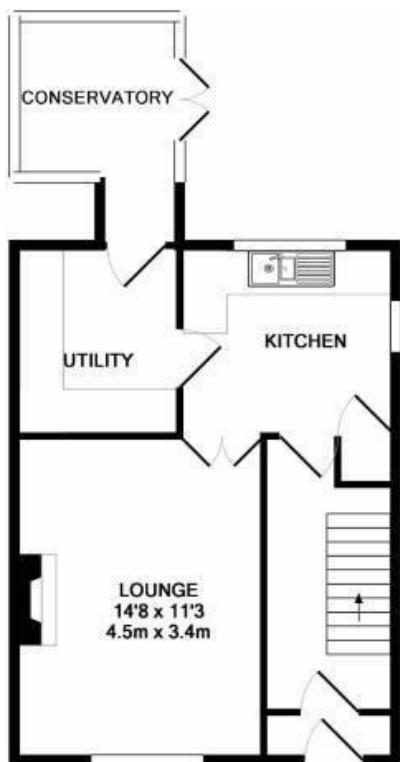
- Popular village location
- Lounge and conservatory
- Rear courtyard and ample parking

- Nicely presented
- Three bedrooms
- Viewing essential

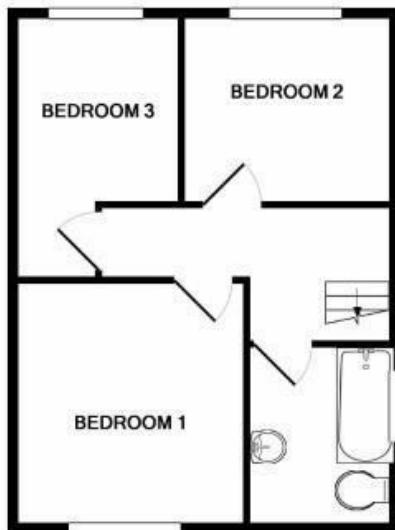




Floor Plan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(0-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			