



# Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place  
Hornsea  
East Riding of Yorkshire  
HU18 1AW  
01964 537123  
hornsea@qandc.net

25 High Street, Aldbrough, Yorkshire, HU11 4RP  
Offers in the region of £129,950



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			69
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- Semi Detached Village Cottage
- Breakfast Kitchen
- Bathroom & Shower Room
- Energy Rating - To Be Confirmed

- Two Reception Rooms
- Two Bedrooms
- Good Sized Rear Garden

### TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

### COUNCIL TAX BAND

The council tax band for this property is band A.

### LOCATION

This property fronts onto High Street, close to the centre of the village.

Aldbrough is a charming and well-served coastal village on the East Yorkshire coast, offering an appealing blend of seaside living and everyday convenience. With a parish population of around 1,350, the village enjoys a friendly community atmosphere while benefiting from a range of local amenities. Ideally positioned, Aldbrough lies approximately 12 miles north of the city of Hull and around seven miles south of the popular seaside town of Hornsea, providing excellent access to both urban and coastal attractions. The village is well equipped with local shops, public houses, a primary school, doctors' surgery, playing field and sports hall, all supported by a regular country bus service. This attractive coastal location makes Aldbrough a popular choice for those seeking a relaxed lifestyle by the sea without compromising on connectivity or essential facilities.

### ACCOMMODATION

The accommodation has LPG gas central heating via hot water radiators, UPVC double glazing and is arranged on two floors as follows:

#### ENTRANCE HALL

2'8" x 10'3"

With UPVC front entrance door, laminate flooring and one central heating radiator.

#### SITTING ROOM

11'3" x 11'1"

With one central heating radiator.

#### DINING ROOM

13'9" x 13'10" average

With a dog leg spindled staircase leading off, laminate flooring, built in cloaks cupboard and one central heating radiator.

### BREAKFAST KITCHEN

12' x 16'9" overall

With fitted base and wall units which incorporate contrasting worksurfaces, an inset stainless steel sink, tiled splashbacks, built in oven and ceramic hob with cooker hood over, plumbing for an automatic washer, UPVC rear entrance door and two central heating radiators.

### SHOWER ROOM

4' x 9'

With a corner shower cubicle, pedestal wash hand basin and low level W.C., tiled splashback and one central heating radiator.

### FIRST FLOOR

#### LANDING

With access hatch to the roof space and doorways to:

#### BEDROOM 1 (FRONT)

14'6" x 11'1" overall

With one central heating radiator.

#### BEDROOM 2 (REAR)

12'9" x 11'1" overall

With built in wardrobe cupboards and one central heating radiator.

### BATHROOM

5'3" x 7'4"

With a panelled bath with mixer taps and hand shower as well as a plumbed shower, pedestal wash hand basin and low level W.C., tiled splashbacks and a ladder style hot towel rail.

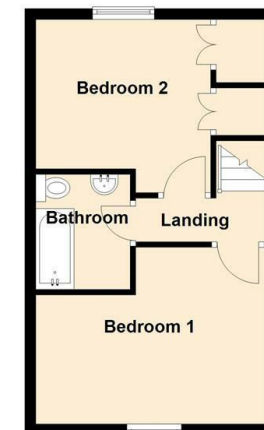
### OUTSIDE

Whilst the cottage fronts direct onto the pavement there is a particularly generous rear garden with access over the adjoining side drive. The garden has paved and gravelled patio areas with a lawn beyond, a vegetable garden and a garden shed.

**Ground Floor**  
Approx. 56.6 sq. metres (608.9 sq. feet)



**First Floor**  
Approx. 31.3 sq. metres (336.7 sq. feet)



Total area: approx. 87.8 sq. metres (945.6 sq. feet)