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PROPERTY SPECIALISTS

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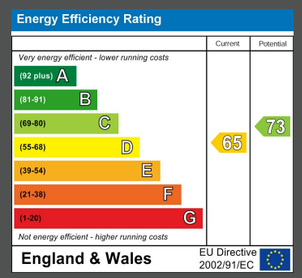

23 Seaside Road, Aldbrough, HU11 4RX

Offers in the region of £174,950

- Spacious dormer bungalow
- 21ft Modern dining kitchen
- 4 bedrooms
- Plenty of parking & garage
- Rural outlook to front
- Some TLC is required
- Conservatory
- Generous plot
- Large west facing rear garden
- Energy Rating - D

LOCATION
This property fronts onto Seaside Road with an open outlook to the front.

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 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 oil fired central heating via hot water radiators, Upvc double glazing and is arranged on two floors as follows:

SIDE PORCH
With Upvc outer door and Upvc inner door to:

L SHAPED ENTRANCE HALL
With stairs leading off, laminate flooring and one central heating radiator.

LOUNGE
11' x 16'7"
With an open outlook to the front. A basket grate fireplace with cast iron inset and tiled hearth with timber surround, understairs storage area, two wall light points, laminate flooring and one central heating radiator.

DINING KITCHEN
21'3" x 10'10" narrowing to 9'10"
With a modern kitchen, a good range of base and wall units with contrasting worksurfaces, built in double oven and split level hob with cooker hood over, space of an American style fridge freezer, integrated dishwasher, inset sink unit, downlighting to the ceiling, laminate flooring, one central heating radiator and double French doors to:

CONSERVATORY
19'9" x 8'1"
With a brick base, Upvc double glazed windows and patio doors to the garden, worksurface with plumbing for automatic washing machine under and two central heating radiators.

BEDROOM 4
9"11 x 9"11
With an open outlook to the front and one central heating radiator.

BATHROOM / W.C.
5'5" x 8'9"
With a panelled bath, shower cubicle, pedestal wash basin, low level w.c, downlighting and one central heating radiator.

FIRST FLOOR

LANDING
With doorways to:

BEDROOM 1
10'3 " x 10'11"
With a rural outlook to the front and one central heating radiator.

BEDROOM 2
10'9" x 10'6"
With under eves storage and one central heating radiator.

BEDROOM 3
9'7" x 9'7"
With fitted wardrobes along one wall, built in over stairs cupboard, access hatch to the roof space and one central heating radiator.

OUTSIDE
The property sits in a generous garden plot with a large foregarden behind a walled frontage. A driveway leads past the property to meet a single garage, the oil tank is also located in the driveway.

To the rear is a particularly generous garden which is mainly lawned with a decked terrace, the rear garden enjoys a westerly aspect.

TENURE
Property is understood to be freehold, confirmation to be provided by the vendors solicitor's.

COUNCIL TAX
The property is in band B for the purposes of council tax.

Total area: approx. 119.3 sq. metres (1283.8 sq. feet)