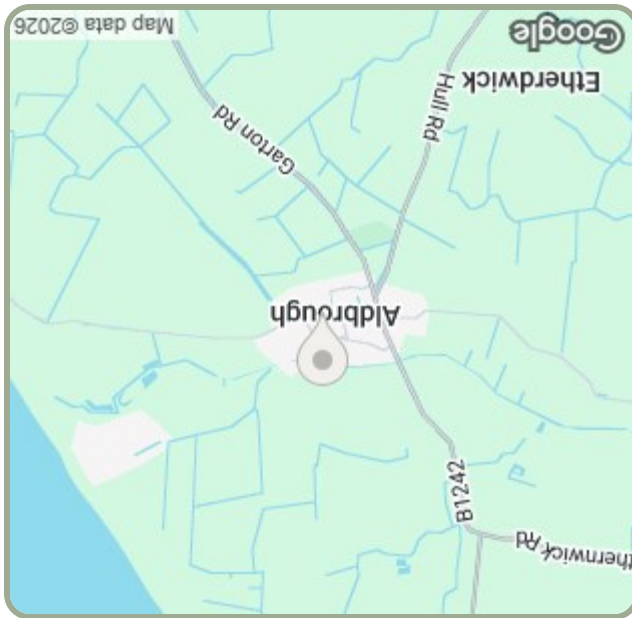
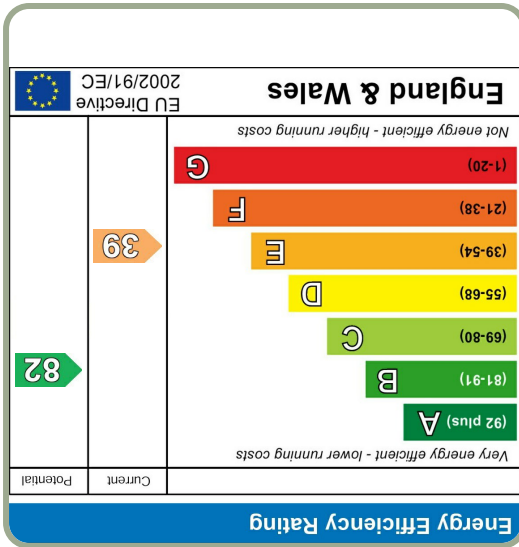


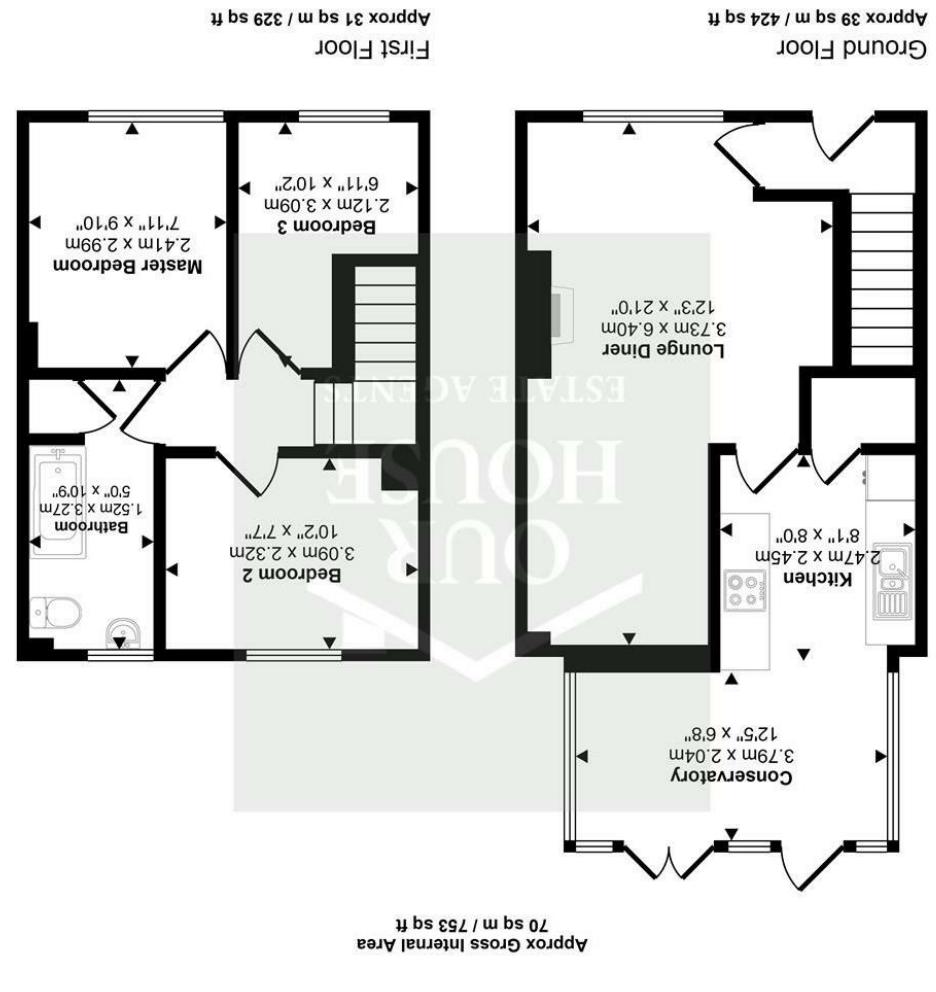
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

## Viewing



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons or items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Our House Estate Agents

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14 Headlands Road, Hull, HU11 4RR  
 £175,000



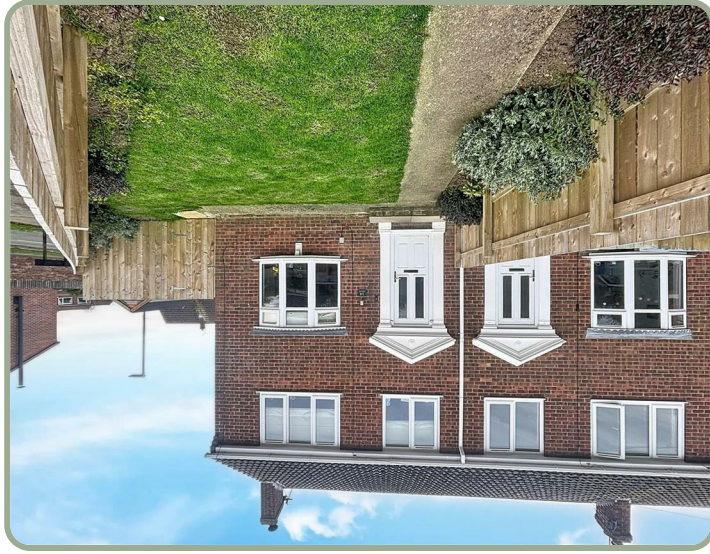
A three-bedroom end-terrace property situated in the village of Aldbrough, offering spacious and versatile accommodation across two floors. The property provides a practical layout, making it well-suited to a range of buyers including families and first-time purchasers. The ground floor comprises a lounge to the front, kitchen diner and a sunroom to the rear which provides additional living space and enjoys views over the garden.

Externally, the property benefits from a generous south-facing rear garden. There is a private driveway to the rear of the property with space for 3 cars and space to add a garage if required, which is a useful feature for households with multiple cars.

To the first floor, there are three bedrooms along with a family bathroom, offering flexibility for a growing family, home working, or guest accommodation.

The property is located within the village of Aldbrough, with access to a range of local shops, schools, and everyday amenities. The surrounding area also provides access to nearby towns and transport links. A viewing is recommended to appreciate the space and potential this home has to offer.

EPC: E  
Council Tax:  
Tenure: Freehold



**Front Garden**  
Enclosed lawn with fenced boundaries.

**Entrance Hall**

Entrance door leading to staircase to first floor, carpet.

**Lounge**

22'0" x 11'9"  
Window to front, log burner, carpet and radiator.

**Kitchen Diner**

8'2" x 7'10"  
Windows to side and rear, French doors to garden. A range of fitted wall and base units with complimentary work surfaces, composite sink and drainer, space and plumbing for washing machine, integrated dishwasher and fridge freezer. Built in electric induction hob and oven, vinyl flooring. Open plan to Sunroom.

**Sunroom**

14'6" x 7'10"  
Windows to side and rear, doors to rear. Vinyl flooring and radiator.

**First Floor Landing**  
Loft access and carpet.

**Master Bedroom**

10'5" x 8'5"  
Window to front, carpet and radiator.

**Bedroom 2**

10'8" x 8'0"  
Window to rear, carpet and radiator.

**Bedroom 3**

10'5" x 7'5"  
Window to front, carpet and radiator.

**Bathroom**

11'3" x 5'2"  
Window to rear, hand wash basin, W.C, panelled bath with shower over, heated towel rail, cupboard housing water tank. Extractor fan, vinyl flooring and part tiled walls.

**Rear Garden**

South facing garden laid mainly to lawn with paved patio area. Fenced boundaries with planted borders.