



# Quick & Clarke

PROPERTY SPECIALISTS

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38 Carlton Lane, Aldbrough, HU11 4RA  
Offers in the region of £275,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- Delightful spacious bungalow
- 24ft lounge & dining room
- Modern shower room
- Plenty of parking
- Well secluded garden to rear

- Additional roof space with en-suite bathroom
- Conservatory
- Lovely garden plot
- Garage
- Energy Rating - E

## LOCATION

This property fronts onto Carlton Lane which leads from Hornsea Road. The bungalow enjoys an attractive garden plot with an open outlook to the rear.

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 oil fired central heating via hot water radiators, UPVC double glazing to all but a double glazed Velux roof light and is arranged on two floors as follows:

## ENTRANCE PORCH

With UPVC outer door and inner door to:

## ENTRANCE HALL

4' x 24'9"

With stairs leading off incorporating an understairs storage cupboard, a built in cylinder / airing cupboard, one central heating radiator and doorways to:

## COMBINED LOUNGE AND DINING ROOM

12'3" x 24'3"

With a multi-fuel stove set in a tiled hearth and inset with surround and two central heating radiators.

## KITCHEN

12'2" x 10'6"

With fitted base and wall units incorporating worksurfaces with an inset 1 1/2 bowl stainless steel sink unit, splashbacks, double oven and split level hob with cooker hood over, integrated dishwasher and one central heating radiator.

## UTILITY ROOM

9' x 8'5"

With fitted base unit and worksurfaces with a stainless steel sink unit, a floor mounted central heating boiler, plumbing for an automatic washing machine, ceramic tile flooring and doorway to:

## CONSERVATORY

12'6" x 8'3"

With a brick base and UPVC double glazed windows with a pitched polycarbonate covered roof, ceramic tile floor covering and double French doors to the garden.

## BEDROOM 1 (FRONT)

12'2" x 10'9"

With fitted wardrobes and one central heating radiator.

## BEDROOM 2 (SIDE)

9'5" x 9'7"

With fitted wardrobes and one central heating radiator.

## SHOWER ROOM

5'6" x 8'10"

With a modern suite incorporating a large walk in shower cubicle, with an electric instant shower, concealed cistern / W.C., vanity unit housing the wash hand basin, mermaid boarding to the walls and full height tiling, LVT flooring and one central heating radiator.

## SEPARATE W.C

With a low level w.c.

## FIRST FLOOR

## USEFUL ROOF SPACE

18'9" x 13'10"

Currently used as additional accommodation with a double glazed Velux roof light and under eaves storage cupboards and one central heating radiator.

## EN-SUITE

6' x 8'1"

With a panelled bath incorporating mixer taps and hand shower over, low level W.C., vanity unit housing the wash hand basin, LVT flooring and a ladder towel radiator.

## OUTSIDE

The property sits in a generous garden plot with plenty of parking to the front with a driveway leading to a single garage with up and over main door, side personal door, power and light laid on.

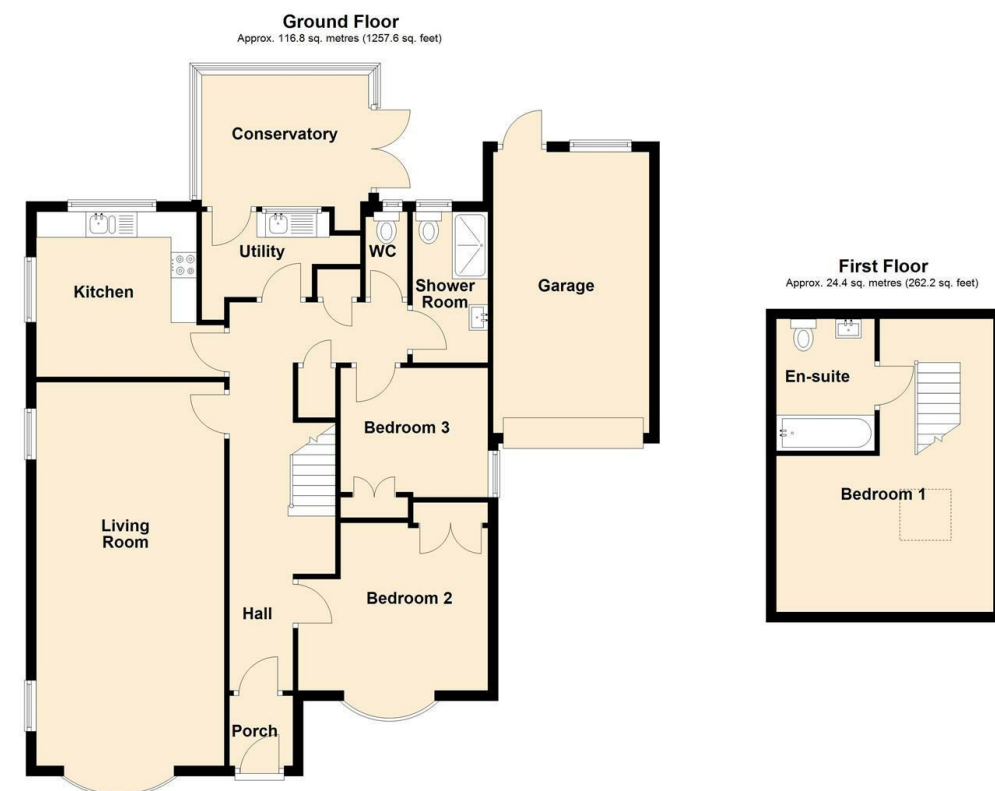
To the rear is a large paved patio with attractive gardens beyond incorporating a great deal of privacy with pleasant views over adjoining fields. There is also a summerhouse, shed and a greenhouse.

## 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 D.



Total area: approx. 141.2 sq. metres (1519.8 sq. feet)