



Bungalow Crossmere Hill, Garton Road, Aldbrough HU11 4QA

COUNTRY LIVING WITH SPACE, VIEWS AND THE COAST NEARBY



Set just outside Aldbrough, The Bungalow is set on a plot of nearly an acre, the property has gardens, woodland and more than 2,500 sq ft of accommodation over two floors. With up to five bedrooms, four reception rooms and a large open-plan kitchen, dining and living space, there is plenty of room for family life, guests and working from home.

This property is Contract Ready, the legal work has already started, saving time, reducing risk, and helping your move go smoothly. See below for details.

From the Agent's Perspective

From our point of view, The Bungalow is a property that gives you plenty of space both inside and out. Sitting in the middle of a plot of nearly an acre, it is surrounded by its own gardens, with a section of woodland adding another useful outdoor area.

The setting is a real feature, with open countryside and unrestricted views in every direction, while the coast is only a few minutes away.

Inside, there is more than 2,500 sq ft of accommodation arranged over two floors. The layout offers up to five bedrooms, four reception rooms and two bathrooms, giving a growing family plenty of flexibility. There is also a separate utility room, which is useful for everyday family life.

The main living area is one of the highlights.





The open-plan dining, living and kitchen space has a through aspect, bringing plenty of natural light into the room and creating a sociable area for day-to-day life. It is a space where you can cook, eat, relax and spend time together without feeling cut off from the rest of the house.

The four reception rooms also give you plenty of choice.

Depending on your needs, there is space for a home office, playroom, snug, study or formal sitting room. With more people working from home, the layout could work particularly well for those who need separate work areas without giving up family space.

The property has been finished to a high standard and offers a good balance between practical family accommodation and more open, sociable areas.

Outside, there is plenty of room to enjoy the gardens, make the most of the views or simply have some extra space for children and pets.

For anyone wanting more room and a change of pace without being too far from the coast, this is a property worth seeing.



The combination of land, views, flexible accommodation and its position close to Aldbrough gives you plenty to work with.

We would recommend looking closely at the floorplan and photographs, as they give a much better feel for the size, layout and possibilities this property offers.

Heating

The property has LPG gas heating.

Drainage

The property is connected to a waste treatment plant.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.



Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine & Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Important Buyer Information:

To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.

What Contract Ready Means for You — the Buyer

When a seller is Contract Ready, it means all the key legal documents are prepared before a sale is agreed, so everything's ready to go as soon as the offer is accepted, with no cost to you.

This includes:

- Proof of ownership and authority to sell
- Seller's Property Information Forms (TA6, TA10)
- Draft contract of sale

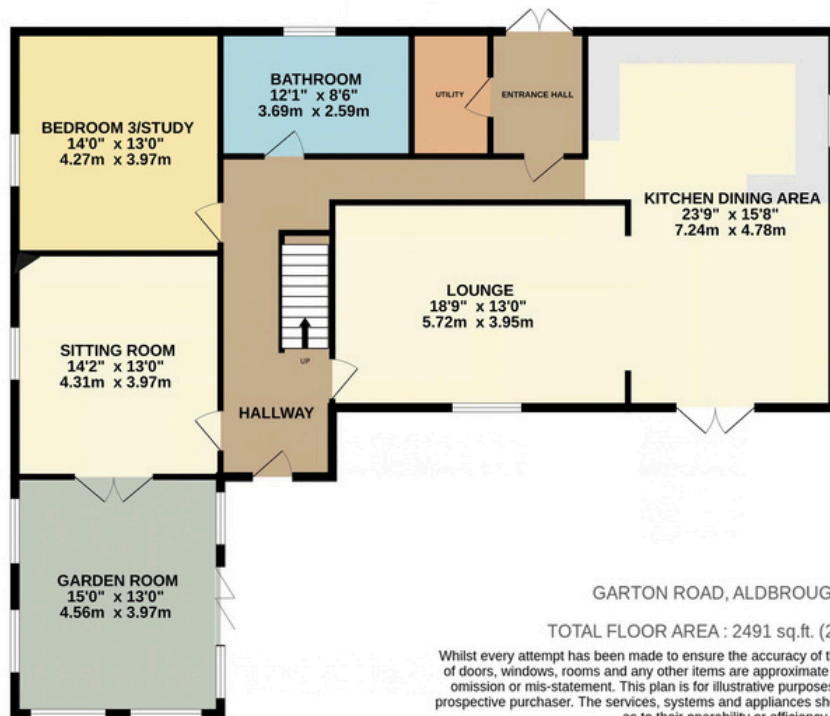
Your solicitor usually receives the full legal pack within 48 hours, so they can get to work immediately.

How this helps you:

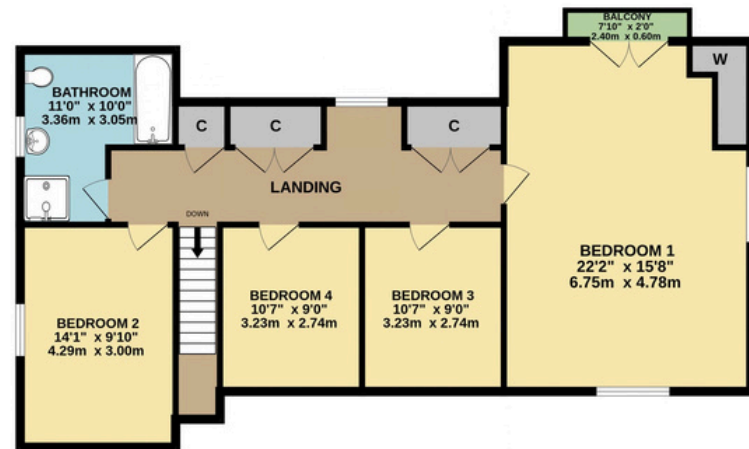
- Reduces the number of enquiries going back and forth
- Smoother and potentially quicker sale
- Lowers the risk of the sale falling through



GROUND FLOOR
1513 sq.ft. (140.6 sq.m.) approx.



1ST FLOOR
978 sq.ft. (90.8 sq.m.) approx.



GARTON ROAD, ALDBROUGH, HU11 4QA

TOTAL FLOOR AREA : 2491 sq.ft. (231.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

