



HORNSEA PROPERTY SERVICES

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Hornsea Road, Aldbrough, East Yorkshire, HU11 4QW



The current owners have renovated this beautiful Tardis property whilst also keeping its magnificent features intact. This spacious home would be perfect for a family wanting a village location with a sizeable home. The home flows ever so well offering comfortable living space throughout. The current owners have had triple glazing installed but kept the beautiful stained glass, so once you close the front door you can forget the hustle and bustle and enjoy your home. There is a garden meant for entertaining with decking, grassed area and hot tub (by negotiation). It is south west facing so will make the most of the afternoon/evening sun. There is off road parking in front or the good sized garage to appease those parking needs. Call us now to book your viewing!!! Current energy rating of 'D'

- Village heart location
- Beautifully renovated
- Modern kitchen diner
- Through lounge
- Under floor heating
- Entertainment friendly garden
- Master suite on the top floor
- Three further bedrooms
- Viewing highly recommended
- EPC Rating 'D'

£210,000

72 Southgate
Hornsea
East Yorkshire
HU18 1AL
England

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Downstairs

Coming in from the entrance door you're met with a lovely staircase to the first floor with spindle banister and large light feature in the centre. The cloakroom WC comes off this room housing the boiler and a toilet. Through into the lounge there is a window to both the front and rear giving lots of light, underfloor heating and a highly sought after log burner. Through into the dining kitchen, again with a window to the front and bifold doors to the rear opening up to bring the outside in. This room is beautifully light and airy and provides plenty of space for family life, the kitchen has electric and LPG gas cooker point, extractor hood and built in dishwasher. The kitchen itself is modern but and keeps within a country style theme. There is a pantry and utility to the side keeping everything tucked away neatly including space for a washing machine.

Upstairs

A lovely landing area greets you at the top of the stairs and leads you to the three good sized bedrooms and family bathroom on this floor all with those lovely stained glass windows. There is also a staircase to the top floor where the master suite is. This has a lovely bedroom in the eaves with beams, there is a dressing room currently used as a sewing room and also an ensuite shower room. Two of the bedrooms and the dressing room were featured and updated on Gok Wan's 'Fill Your House for Free' TV programme. (Episode 9 if you'd like a look!)

Outside

From the kitchen you exit out onto the large decking area, with fenced sides, a gate and a hot tub this is a brilliant space to entertain, the garden is south-west facing and catches a lot of sun through the summer afternoons. Down from the decking is a lawned area and gravelled driveway. This can be accessed from double gates at the bottom of the garden. You can also access the garage through a side door from the lawned area.

Entrance Hall

Double glazed door to hallway, staircase off with spindled banister and radiator.

Cloakroom WC

Window to side and low level wc plus radiator.

Lounge 7.40m x 2.90m (24'3" x 9'6")

Window to front and rear, rustic wooden mantelpiece with inglenook fireplace housing a log burner, underfloor heating and laminate flooring.



Dining Kitchen 3.93m x 7.59m (12'11" x 24'11")

Window to front and bifold doors to the decking at the rear, a range of fitted wall and base units with work surfaces over incorporating 1 ½ bowl sink unit, lpg and electric cooker points with extractor over, integral dishwasher, part tiled walls, down lighters, pantry and laminate flooring.



Utility 1.16m x 2.26m (3'10" x 7'5")

Space for washing machine.

First Floor Landing

Window to rear and loft access.

Bedroom 2 3.15m x 3.56m (10'4" x 11'8")

Window to front and radiator.



Bedroom 3 4.12m x 3.53m (13'6" x 11'7")

Window to front and radiator.



Bedroom 4 3.71m x 3.79m (12'2" x 12'5")

Window to rear and radiator.



Bathroom 3.32m x 2.29m (10'11" x 7'6")

Window to rear, white four piece suite comprising:- roll top free standing bath, step in shower cubicle, pedestal hand wash basin and low level wc. Tiled behind the shower and half height tongue and groove plus radiator.



Stairs to Second Floor

Master Bedroom 4.50m x 3.57m (14'9" x 11'9")

Velux window to front, built in cupboards into the eaves and radiator.



En-suite Shower Room

White three piece suite comprising:- step in shower cubicle, pedestal hand wash basin and low level wc.

Garden

Decked area from the house, lawned area and double gates from road.

Garage 2.70m x 6.20m (8'10" x 20'4")

Detached garage with personal door and window to the side, big enough for a workshop area and parking at the front.

About Us

Now well established, our sales team at Hornsea Property Services are passionate about property and are dedicated to bringing you the best customer service we can.

Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home.

Why not give us a call and try us for yourselves - you have nothing to lose and everything to gain.

Valuations

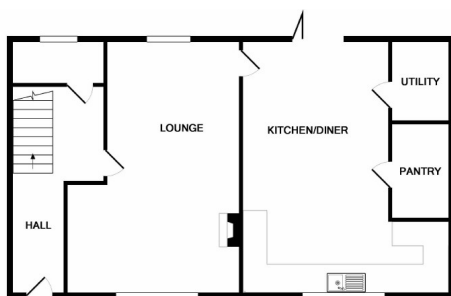
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

Agents Notes

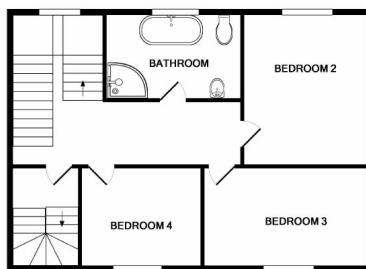
There are solar panels at this property that are owned and ownership and the feed in tariff will be transferred with the sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

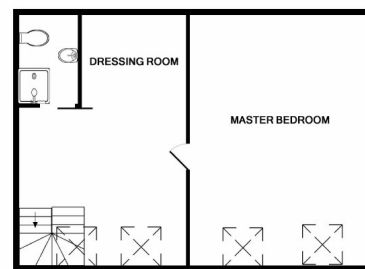
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is given as to their operability or efficiency can be given.
Made with Metropix 62018



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Although we endeavour to ensure our property details are reliable and accurate, they should not be relied on as statements or representations of fact and they do not constitute any part offer of contract. The seller does not make any representation or give any kind of warranty in relation to the property and we have no authority to do so on behalf of the vendor. Services, fittings and equipment referred to in the sales particulars have not been tested unless we state otherwise and no warranty can be given relating to their condition. We would recommend that all of the information which we provide about the property is verified by yourself or your advisers. Please contact us before coming to view a property. If there is any point of particular importance to you we would be happy to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are planning to travel to view the property. We have not inspected the deeds of the property and therefore any reference or inference to boundaries, rights of way etc are subject to confirmation.

