



22 Castle Park, Aldbrough, HU11 4RG

£295,000



**\*DETACHED KEY-READY HOME\***

Situated in the heart of Aldbrough , Our House are delighted to offer to the market this stunning 4 bedroom detached property. This is the perfect example of an executive detached property with versatile living space.

In brief, the property comprises: Lounge, Breakfast Kitchen, Dining Room, Family Bathroom, 4 Bedrooms, Rear Garden and Parking for 2 Vehicles.

EPC- E  
Council Tax- D  
Tenure- Freehold

**Front Garden**

Driveway, Parking for 2 vehicles, Brick paved, Lawn

**Entrance Hall**

Entrance door, Staircase to first floor, Spindle banister, Under stairs cupboard, Laminate flooring, Coving, Part panelled

**GF Shower Room**

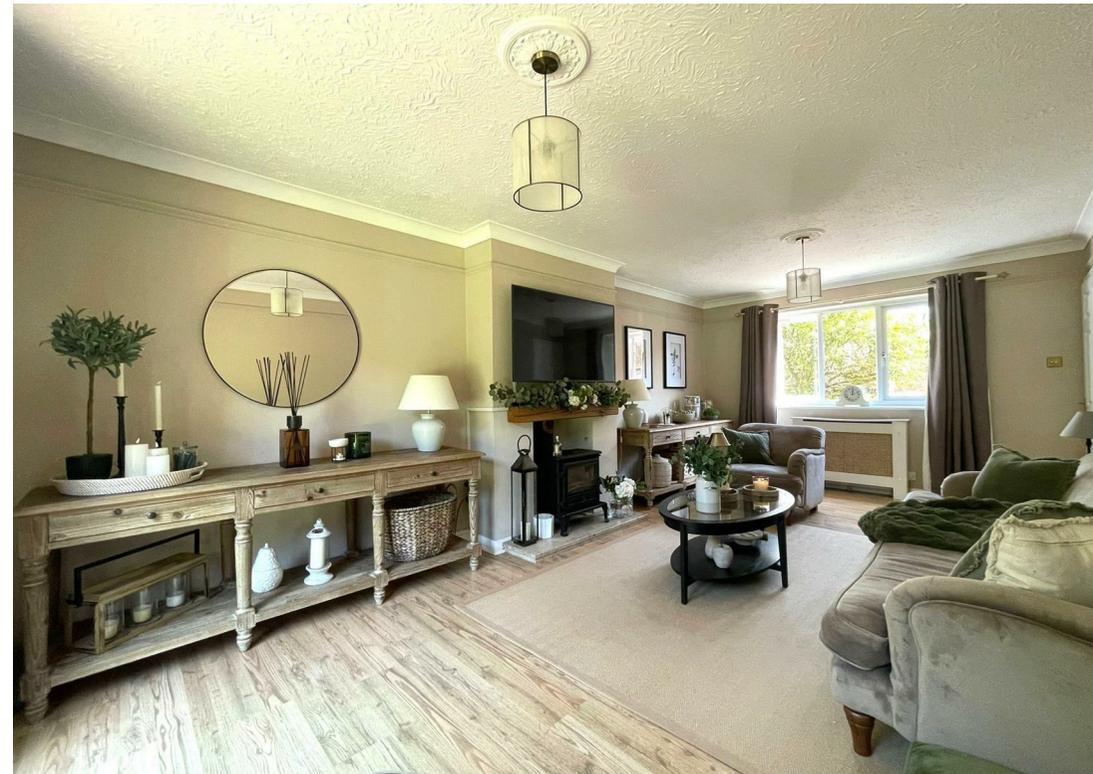
6'2" x 5'2" (1.9 x 1.6)  
Window to rear of property, WC, Pedestal wash hand basin, Extractor fan, Laminate tiled flooring, Heated towel rail, Shower

**Lounge**

21'1" x 11'6" (6.44 x 3.52)  
Window to front of property, French doors to garden, Fireplace with multi-fuel fire, Picture rail, Coving to ceiling, 2 x Ceiling rose, Radiator, Laminate flooring

**Dining Room**

13'9" x 11'8" (4.2 x 3.58)  
Square bay window to front of property, Coving to ceiling, Picture rail, Radiator





#### **Breakfast Kitchen**

19'5" x 11'8" (5.94 x 3.57)

Window to rear of property, Doors to garden, Fitted wall and base units, Work surfaces, Built in electric hob, Built in electric oven, Extractor fan, Radiator, Laminate tiled floor, Island with breakfast bar, sink and drainer.

#### **First Floor Landing**

Window to front of property, Part panelling, Loft access, Carpets



#### **Master Bedroom**

12'2" x 9'6" (3.72 x 2.91)

Window to front of property, Built in wardrobes, Radiator, Part panelled, Carpet

#### **Bedroom 2**

11'11" x 11'5" (3.64 x 3.5)

Window to front of property, Radiator, Part panelled walls, Carpet

#### **Bedroom 3**

11'6" x 8'7" (3.51 x 2.62)

Window to rear of property, Radiator, Carpets

#### **Bedroom 4**

11'11" x 9'4" (3.64 x 2.85)

Window to rear of property, Coving to ceiling, Radiator, Built in cupboard, Carpets



#### **Bathroom**

8'5" x 5'5" (2.57 x 1.66)

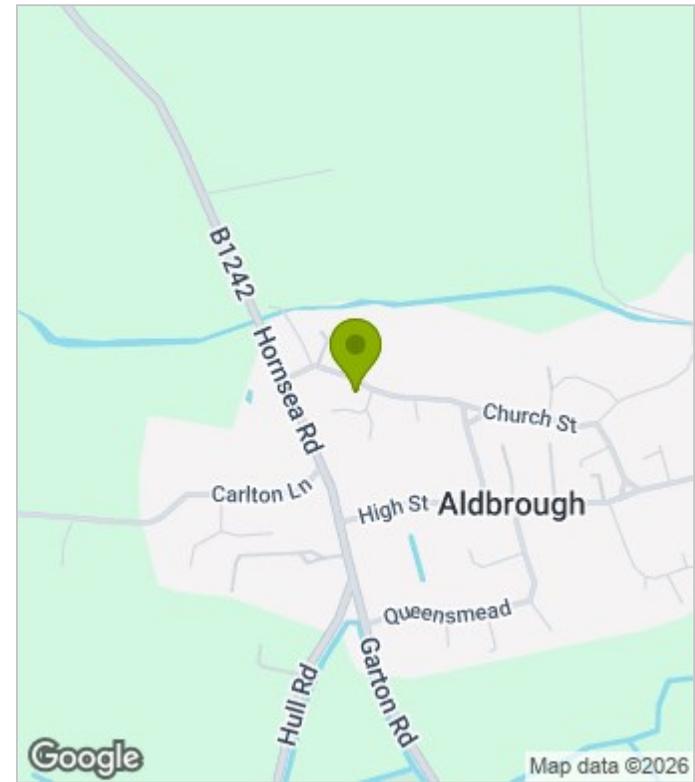
Window to rear of property, WC, Wash hand basin with vanity storage under, Freestanding bath, Part tiled walls, Heated towel rail, Tiled flooring.



#### **Rear Garden**

Laid mainly to artificial lawn, Hedge boundaries, Raised planted borders, Decked patio seating area.

# FLOOR PLAN TO GO HERE



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Viewing

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.

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## Our House Estate Agents

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