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**HPS**  
ESTATE AGENTS



## Elm Grove Aldbrough Hull, HU11 4RQ

\*\*\*\*NO CHAIN\*\*\*\*

Nestled in the tranquil setting of Elm Grove, Aldbrough, Hull, this charming semi-detached bungalow offers a delightful retreat for those seeking a peaceful lifestyle. Built in the 1970s, this true bungalow boasts a well-thought-out layout, featuring two comfortable bedrooms and a welcoming reception room that invites relaxation and social gatherings.

Spanning a modest 65 square feet, the property is designed for low maintenance, allowing you to enjoy your surroundings without the burden of extensive upkeep. The gardens are thoughtfully landscaped, providing a serene outdoor space perfect for unwinding or entertaining guests. Additionally, the bungalow benefits from parking for two cars, ensuring convenience for you and your visitors.

One of the standout features of this property is its proximity to the coast, offering the opportunity for leisurely strolls along the beach and the chance to embrace the natural beauty of the area. The quiet location enhances the appeal, making it an ideal choice for families, retirees, or anyone looking to escape the hustle and bustle of city life.

This bungalow presents a wonderful opportunity to create a home in a desirable location, combining comfort, convenience, and a touch of coastal charm. Whether you are looking to downsize or seeking a peaceful retreat, this property is sure to meet your needs.

**£152,000**

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### Entrance Hall

3'10" x 8'4" x 2'5" x 11'5" (1.19 x 2.56 x 0.74 x 3.50)

Double glazed entrance door plus leaded window to the side. L-shaped hall with laminate flooring. Doors to kitchen, living room, bathroom and bedrooms.

### Kitchen

9'3" x 8'0" (2.82 x 2.45)

Fitted wall and base units with laminate work surfaces. Stainless steel sink and drainer plus mixer tap. Electric hob and electric oven. Space for washing machine. Oil fired boiler situated between base units. Part tiled walls as well as laminate flooring.

### Living Room

17'8" x 10'4" (5.39 x 3.17)

Double glazed bay window overlooking the front garden. Hearth and surround with option for an open fire. Carpeted flooring plus double French doors leading to the hall.

### Bathroom

7'3" x 4'11" (2.21 x 1.52)

Step in shower cubicle with part tiled walls also tiled flooring. Pedestal hand wash basin and low level W.C. Window to side aspect as well as a radiator. Wooden sliding door.

### Bedroom 1

10'11" x 10'11" (3.35 x 3.33)

Window overlooking rear garden. Laminate flooring and a radiator.

### Bedroom 2

8'11" x 7'11" (2.73 x 2.43)

Patio doors leading to the patio area. Laminate flooring and a radiator.

### Front Garden

Hedged boundary with mainly lawn. Paved path and gravelled drive leading to gate and fencing. Drive leads to side door and garage.

### Garage

Detached garage with electric points and lighting. Up over door. Oil tank situated within the garage.

### Rear Garden

Mainly gravelled with fenced boundary. Composite patio area boasting wooden roof plus corrugated PVC sheeting creating a sheltered space for entertaining.

### About the Property

Heating- Oil fired central heating

Council Tax Band- A

EPC-C

Tenure- Freehold

### About Us

HPS is a trusted and recognised Estate Agents in the local market, our sales team brings together industry expertise, genuine passion, and a forward-thinking approach to property. Whether you're buying, selling, or exploring something new, we deliver a

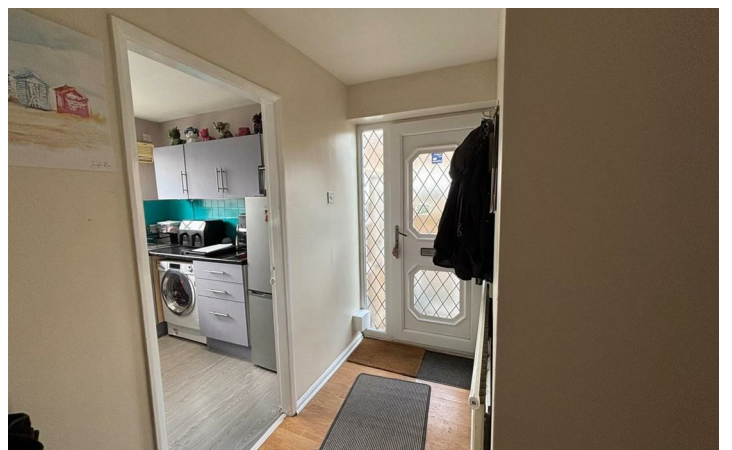
level of service that's as supportive as it is results-driven. From stylish residential homes to thriving commercial spaces, we're with you from the first enquiry to the moment you step confidently into your new property. If you're ready for a smoother, smarter and more personalised experience, give us a call—your next move starts here.

### Disclaimer

Laser Tape Clause - Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

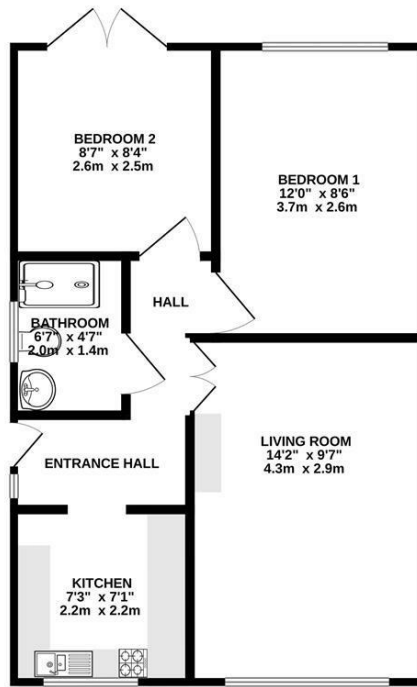
- True bungalow in a quiet cull de sac
- Drive with parking for two cars.
- Oil fired central heating
- \*\*NO CHAIN\*\*
- Two good sized bedrooms
- Detached garage
- Catchment area for Hornsea Secondary school
- Spacious living room with option for an open fire
- Low maintenance gardens
- Short drive to Hornsea, Hull and the coastline





## Floor Plan

GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq.ft. (52.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>88</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>62</b>