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# Headlands Road

## Aldbrough , HU11 4RR

This attractive three-bedroom home offers well-proportioned accommodation ideal for a range of buyers. The ground floor features a spacious lounge/diner with a bay window and wood-burning stove, a modern fitted kitchen with integrated appliances and a large conservatory opening onto the rear garden. Upstairs are two double bedrooms, a versatile single bedroom which could also make an ideal home office, and the family accommodation.

Outside, the property benefits from enclosed gardens to both the front and rear. The rear garden is mainly laid to lawn with a patio seating area, planted borders and a useful garden shed. A particular advantage is the private off-street parking area providing space for up to three vehicles.

Situated in the coastal village of Aldbrough, the property is well placed for local amenities and offers access to the nearby beach and East Yorkshire coastline. The location also provides convenient road links to surrounding towns and villages, with Hull around a 15-minute drive away, making it a great option for those wanting village and coastal living while remaining within easy reach of the city. Viewing is highly recommended.

EPC Rating - E, Council Tax Band - A, Tenure - Freehold

**£166,000**

### Entrance Hall
2'11" x 6'2" (0.90 x 1.89)
UPVC Double glazed entrance door, carpeted flooring, door to sitting/dining room and stairs leading to first floor.

### Lounge / Diner
22'0" x 12'10" x 7'8" (6.72 x 3.93 x 2.34)
A spacious combined lounge and dining area featuring a bay window to the front, allowing plenty of natural light to fill the room. A wood-burning stove set on a stone-tiled hearth with a wood-effect mantel creates an attractive focal point. Further benefiting from two electric radiators, carpeted flooring and a door providing access through to the kitchen.

### Kitchen
2.76 x 2.48
A modern fitted kitchen comprising a range of matching wall and base units with complementary work surfaces, incorporating a ceramic single-bowl sink and drainer. Integrated appliances include an electric oven and hob with extractor over, fridge, freezer and dishwasher, with additional space for a washing machine. A large understairs cupboard provides useful storage, with the kitchen opening onto the conservatory.

### Conservatory
4.05 x 2.20
A spacious conservatory, open plan from the kitchen, with windows to the side and rear providing plenty of natural light, with privacy glazing to both sides. A pair of French doors and an additional single door open onto steps leading down to the rear garden. Further benefiting from an electric radiator.

### Under Stairs Cupboard
6'9" x 4'3" (2.06 x 1.32)
Door from the kitchen, housing the electric meter and fuse box. Laminate flooring and plenty of storage space.

### First Floor Landing
A dog-leg staircase rises to the first-floor landing, carpeted flooring and access to the loft space.

### Bedroom 1
10'5" x 8'5" (3.20 x 2.59)
A comfortable double bedroom with a window to the front aspect, carpeted flooring and an electric radiator.

### Bedroom 2
8'0" x 10'8" (2.46 x 3.27)
A second double bedroom with a window overlooking the rear aspect, carpeted flooring and an electric radiator.

### Bedroom 3
10'5" x 7'4" (3.18 x 2.26)
A versatile single bedroom with a window to the front aspect, carpeted flooring and an electric radiator. Ideal for use as a child's bedroom, guest room or home office/study.

### Bathroom
11'3" x 5'1" (3.44 x 1.57)
Fitted with a white three-piece suite comprising a panelled bath with shower and screen over, pedestal wash hand basin and low-level WC. A window to the rear provides natural light, with part-tiled walls, vinyl flooring, an extractor fan and electric radiator. A built-in cupboard provides useful storage and houses the immersion heater.

### Front Garden
An enclosed front garden, predominantly laid to lawn with established planted borders and shrubs adding colour and interest. A pathway leads to the front entrance, with timber fencing defining the boundaries and gated access to the side of the property.

### Rear Garen
An enclosed rear garden, predominantly laid to lawn with planted borders and timber fencing providing a good degree of privacy. Steps leading down from the conservatory to a paved patio area that offers space for outdoor seating and entertaining. A pathway continues along the side of the property to a timber garden shed, providing additional storage. A side gate gives access to a private parking area with space for up to three vehicles.

### 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.

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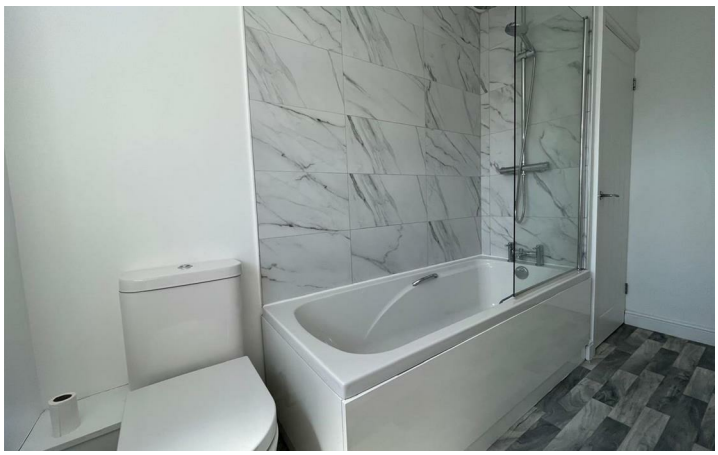
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Call to book your FREE Valuation on 01964 533343.

- No onward chain
- Wood-burning stove creating a cosy focal point
- Three-bedroom family home
- Large conservatory opening onto the rear garden
- Spacious open-plan lounge/diner with bay window
- Village of Aldbrough with access to the beach
- Private off-street parking for up to three vehicles
- Conveniently positioned for Hull, approximately a 15-minute drive away







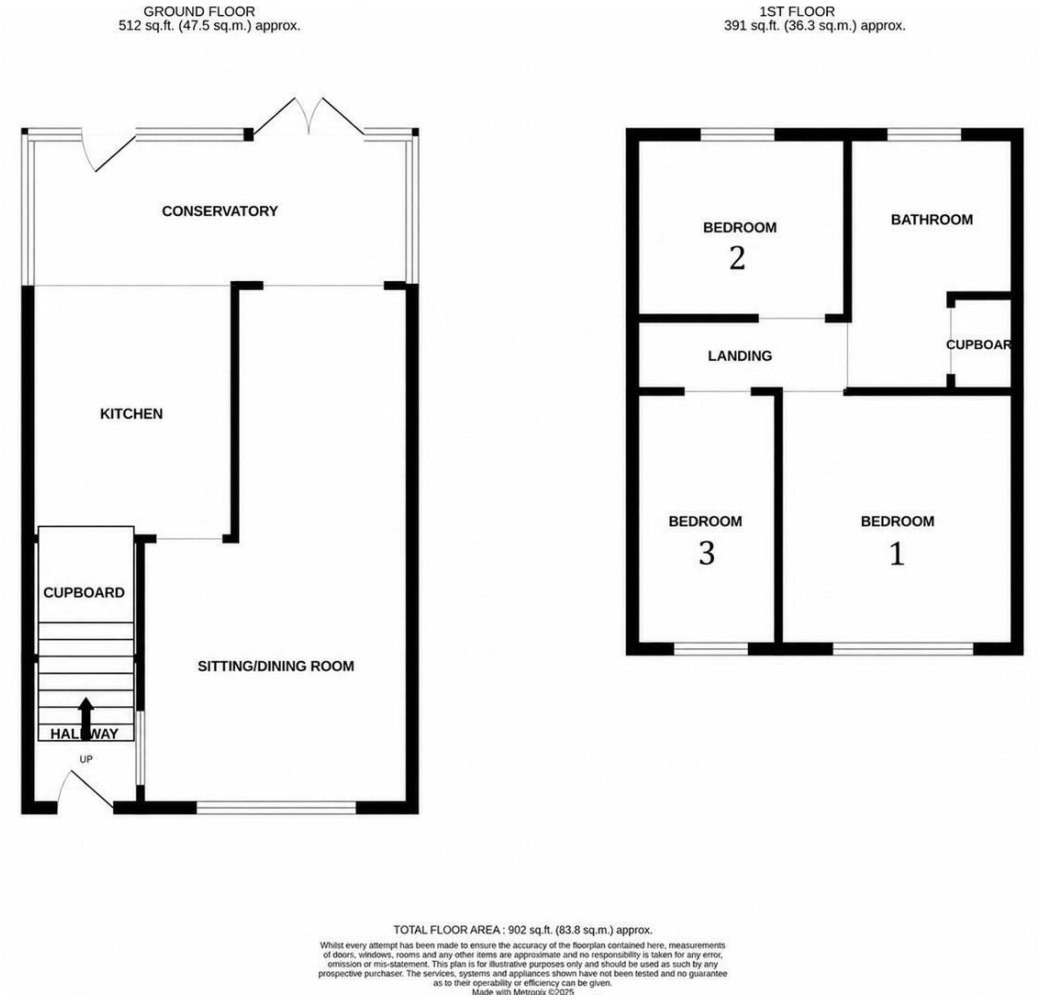





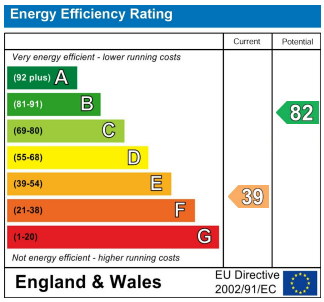


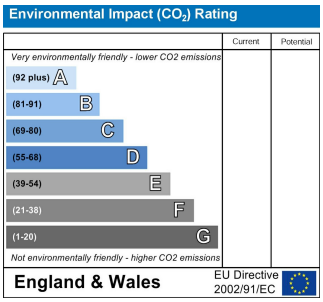


## Floor Plan




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