



**70 Ashcourt Drive**  
**Hornsea, East Yorkshire HU18 1HF**  
**Price £310,000**

**WP** WOOLLEY  
& PARKS

\*\*\*SPACIOUS FAMILY HOME ENJOYING A CORNER PLOT WITH SINGLE GARAGE\*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

Having been lovingly maintained and updated by the current owners, this four bedroom home is being offered to the market in a wonderful condition and stands proud on a corner plot. Boasting spacious accommodation internally and externally the property briefly comprises; entrance hall, open plan dining kitchen, cloakroom/W/C, hugely versatile second reception room currently used as a formal dining space, generously proportioned lounge and separate utility room all to the ground floor. To the first is the main bedroom complete with dressing area and stylish en-suite, three further generous bedrooms and updated family bathroom. Externally the property continues to impress with a single garage, driveway and private garden to the rear. Located within the sought after town of Hornsea boasting a variety of amenities to hand plus well regarded schools, beach front and transport links. Offered to the open market at a competitive price and with demand sure to be high, we strongly recommend early viewings to avoid disappointment.



**Entrance Hall** 6'10" x 7'8" (2.10m x 2.34m )  
Naturally light and inviting entrance hall with composite door to front elevation, turn flight staircase leads to first floor accommodation complete with under stairs storage, double glazed window to front elevation and wood effect laid flooring throughout.

**Breakfast Kitchen** 13'6" x 10'9" (4.14m x 3.30m )  
Open plan dining kitchen fitted with a comprehensive range of wall, base and drawer units in a wood grain finish with contrasting roll top work surfaces and tiled splash backs, inset one and half bowl stainless steel sink unit with drainer and mixer tap over, integrated double oven, four ring gas hob, fitted extractor hood and fridge plus ample space and plumbing for free standing appliances, fitted breakfast bar, double glazed windows to front elevation, central heating radiator, fitted coving and attractive patterned flooring.

**Utility Room** 8'5" x 5'10" (2.57m x 1.78m )  
Fitted with matching base units, roll top work surfaces and tiled splash backs, inset single bowl stainless steel sink unit with drainer and mixer tap over, wall mounted boiler, double glazed window and external door to rear elevation with continued patterned flooring throughout.

**Cloakroom/W/C** 2'10" x 5'8" (0.87m x 1.75m )  
Fitted with a stylish two piece suite comprising low flush w/c and pedestal wash basin, tiled splash backs, double glazed window to rear elevation, central heating radiator and patterned flooring.

**Dining Room** 10'2" x 8'11" (3.11m x 2.72m )  
Hugely versatile reception room currently used as a formal dining room with double glazed window to rear elevation, attractive fitted coving, central heating radiator and wood effect flooring.

**Lounge** 17'10" x 11'4" (5.44m x 3.47m )  
Spacious and naturally light formal lounge with double glazed bay window to front elevation and double glazed French doors to rear elevation boasting unspoiled garden views, feature living flame gas fire with attractive surround creates a superb focal point to the room with fitted coving, central heating radiator and oak veneered flooring laid throughout.

**First Floor Landing** 6'5" x 6'0" (1.97m x 1.83m )  
Provides access to loft space, built in airing cupboard, feature double glazed window to front elevation, central heating radiator and fitted carpets.

**Main Bedroom** 11'8" x 11'10" (3.58m x 3.61m )  
Generous main bedroom with double glazed windows to front elevation, central heating radiator and fitted carpets. The main bedroom also enjoys a dressing area with double glazed window to rear and further central heating radiator.

**En-Suite Shower Room** 5'8" x 6'3" (1.75m x 1.93m )  
Updated en-suite with fully travertine tiled walls and flooring, double length shower cubicle with drench shower head and separate attachment, pedestal wash basin and low flush w/c, central heating radiator, inset LED spot lighting and double glazed window to rear elevation.

**Bedroom Two** 11'1" x 10'6" (3.38m x 3.21m )  
A further good sized double bedroom with double glazed window to rear elevation, central heating radiator and fitted carpets.

**Bedroom Three** 11'2" x 6'11" (3.41m x 2.12m )  
A further generous double bedroom with double glazed windows to front elevation, central heating radiator and fitted carpets.

**Bedroom Four** 8'11" x 8'7" (2.73m x 2.62m )  
Fourth spacious bedroom with double glazed window to front elevation, central heating radiator and fitted carpets.

**Family Bathroom** 6'11" x 7'3" (2.13m x 2.21m )  
Impressive family bathroom fitted with a white three piece suite comprising panelled corner bath complete with mains powered shower over and fitted screen, pedestal wash basin and low flush w/c, fully travertine tiled walls and flooring, central heating radiator, inset LED spot lights to the ceiling and double glazed window to rear elevation.

**External**  
Enjoying a corner plot this property boasts well kept

gardens to both the front and rear having been mainly laid to lawn with the rear garden offering a fair degree of privacy with timber fenced surround, paved patio area and gated side access.

**Single Garage and Drive**  
Brick built garage with up and over door to front elevation, personal door to the rear, power supply and light. The garage is accessed via a block paved drive providing ample off street parking.

**Council Tax**  
Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band -

**Tenure**  
The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

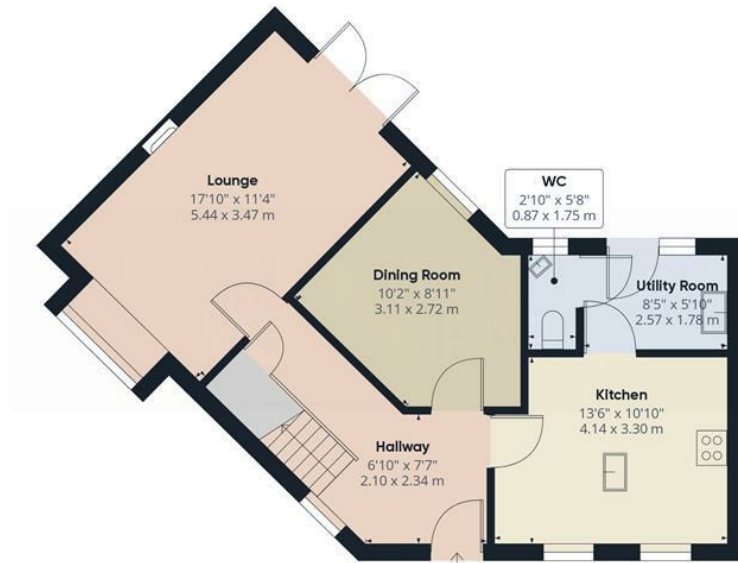
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These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on 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 Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

**Draft Details:**  
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

**Virtual Viewing/Videos**  
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1282.22 ft<sup>2</sup>  
119.12 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Least	Very environmentally friendly - lower CO <sub>2</sub> emissions	Least
92-100 A		10-15 A	
82-91 B		16-20 B	
69-81 C		21-25 C	
55-68 D		26-30 D	
40-54 E		31-35 E	
21-39 F		36-40 F	
1-20 G		41-45 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	