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Plot 2, Berry Close, Hornsea Burton Road, Hornsea, East Riding of Yorkshire, HU18 1TP

£339,950

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*** UNEXPECTEDLY REOFFERED THIS BUILD COMPLETE LUXURY BUNGALOW READY FOR IMMEDIATE OCCUPATION ***

Stanifords are delighted to offer for sale this three bedroom detached bungalow in Berry Close.

Berry Close is a gated cul-de-sac located in the seaside town of Hornsea and is within walking distance of both the town centre and the beach. The bungalows offer versatile accommodation at ground and first floor including open plan Living Dining Kitchen and ground floor Bedroom with Ensuite.

The accommodation briefly comprises; Entrance Hall, WC, Lounge, open plan Living Dining Kitchen, Utility Room and Bedroom with Ensuite at ground floor, to first floor are two Bedrooms and Two Bathrooms.

The charming seaside town of Hornsea located on the East Yorkshire coast offers a great deal of amenities including independent shops and cafes, restaurants, leisure centre, two Primary Schools, Secondary School, supermarkets, golf course and of course the beach.



ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM WC

LOUNGE

14'1" x 12'1" (4.3 x 3.7)

OPEN PLAN DINING KITCHEN

22'7" x 12'9" (6.9 x 3.9)

UTILITY ROOM

9'2" x 5'2" (2.8 x 1.6)

GROUND FLOOR BEDROOM

12'1" (max) x 10'5" (3.7 (max) x 3.2)

ENSUITE

FIRST FLOOR

BEDROOM ONE

15'5" x 12'9" (4.7 x 3.9)

ENSUITE

BEDROOM TWO

13'1" x 12'5" (4.0 x 3.8)

ENSUITE

SINGLE DETACHED GARAGE

SPECIFICATION

Services - Mains Gas, Water, Electricity and Drainage.

Kitchens - by Howdens. With integrated oven, hob and dishwasher. Space for vertical fridge freezer.

Utility Room - With space and plumbing for washing machine and dryer. Door to outside.

Bathrooms - Installed by Halmshaws.

Floor Coverings - included.

External Windows & Doors - uPVC double glazing.

Yorkshire Building Control for 10yr Guarantee.

PROPERTY DETAILS

Please note that the image shown is of Plot 3. Drawings and plans may differ slightly to the final product.

TENURE :

We understand the Tenure of the property to be Freehold. A Management Company will be put in place for the ownership and management of the communal entrance gates.

PROPERTY PARTICULARS DISCLAIMER : PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

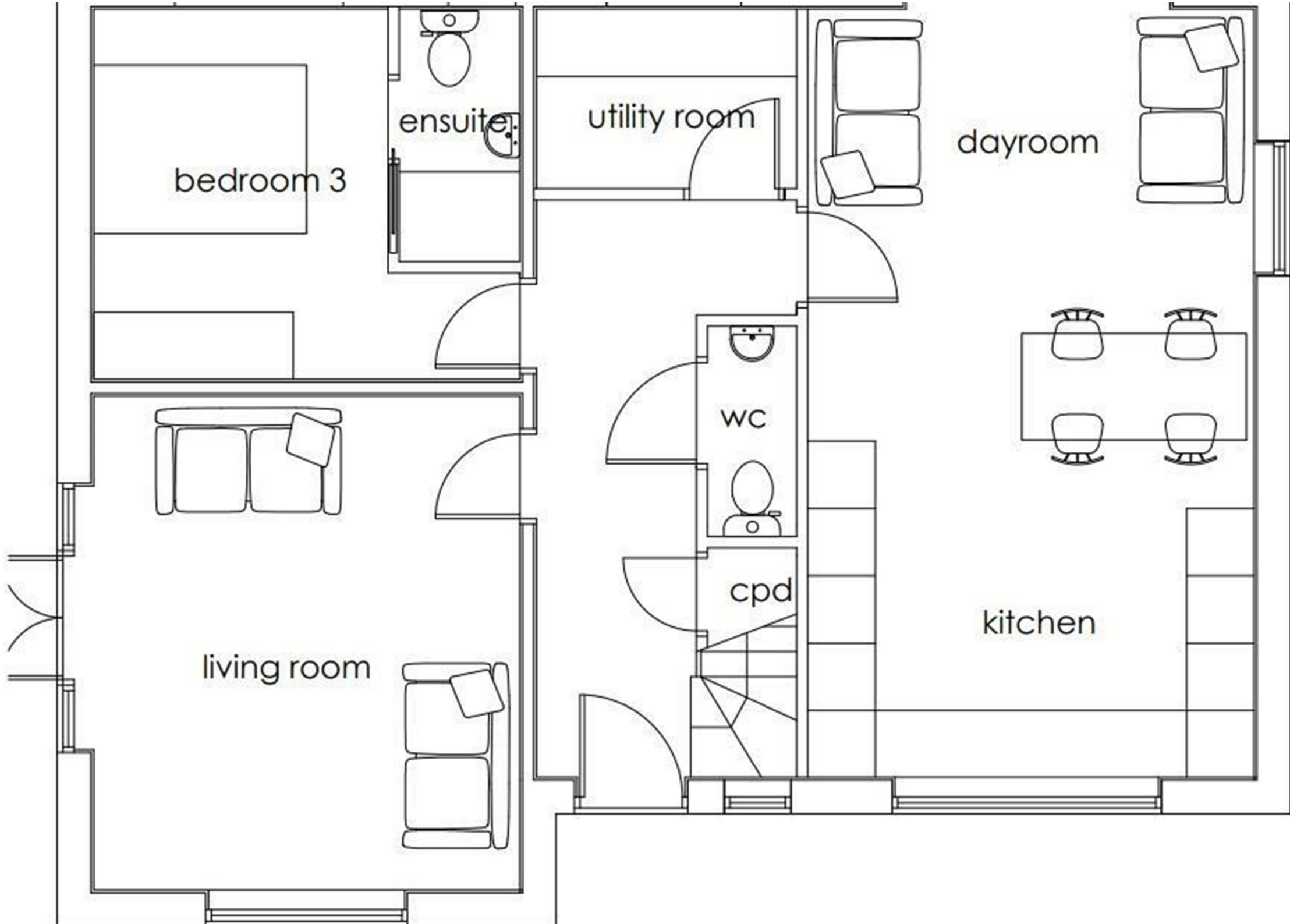
The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

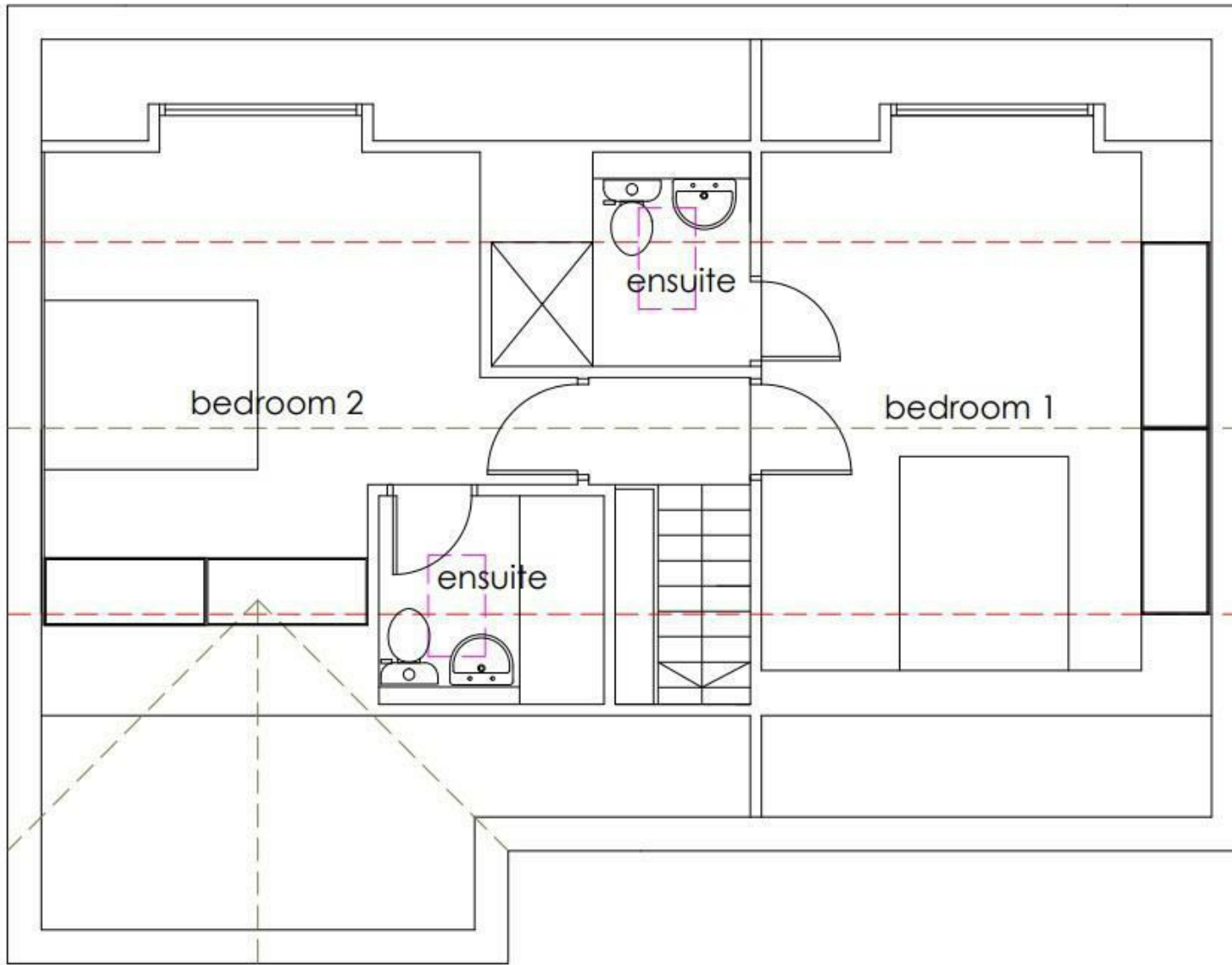
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

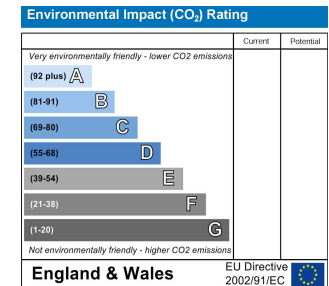
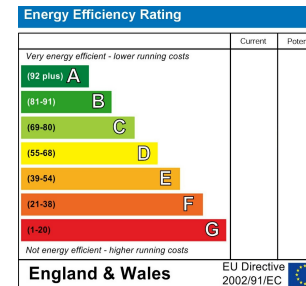
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.







first floor plan



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