



41 Cheyne Walk, Hornsea, HU18 1BX

£425,000







# 41 Cheyne Walk

Hornsea, HU18 1BX

- IMMACULATE PROPERTY
- MASTER BEDROOM WITH ENSUITE
- LOUNGE
- OFF STREET PARKING AND CAR PORT
- PRIVATE GARDEN
- FOUR DOUBLE BEDROOMS
- MODERN THROUGH LIVING DINING KITCHEN
- SEPARATE DINING ROOM
- LARGE GARAGE
- GARDEN ROOM

An immaculately presented four bedroomed (with Master ensuite) detached property situated in a sought after location close to the centre of the East Yorkshire sea side town of Hornsea.

The property benefits from off street parking with car port, large garage, superbly maintained gardens front and rear.

Inside the property briefly comprises living room, separate dining room, through living kitchen, ground floor WC. To the first floor there are four bedrooms including a Master with Ensuite and house bathroom. Outside to the rear of the garage is a garden room.



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## ACCOMMODATION COMPRISES

### ENTRANCE DOOR TO HALLWAY

With storage cupboard, radiator with feature cover and stairs to the first floor.

### WC

Has a low flush WC and wash hand basin with mixer tap.

### DINING ROOM

Feature bay style window to the front, radiator with feature cover and electric fire in surround. 15'11" x 10'4" (4.85m x 3.15m)

### LOUNGE

Real flame gas fire set in a feature surround, patio door to the rear, radiator with feature cover and double doors leading through to.... 17'1" x 12' (5.21m x 3.66m)

### OPEN PLAN LIVING KITCHEN

15'3" x 10'6" (living area) 12'5" x 10'5" (kitchen (4.65m x 3.20m (living area) 3.78m x 3.18m (kitchen)

The living area has patio doors to the rear and radiator.

Kitchen area has wall and base units, rolled top work surfaces with tiled splashbacks. Halogen hob with extractor hood over, eye level oven and grill, breakfast bar, plumbing for washing machine, window to front and side and door to the side.

### FIRST FLOOR LANDING

Has an airing cupboard, loft access with pull down ladder and storage cupboard.

### MASTER BEDROOM

12'1" x 10'8" (dressing area is 7'11" x 5') (3.68m x 3.25m (dressing area is 2.41m x 1.52m)) Window to the rear, radiator and walk in dressing area.

### ENSUITE

Has a shower stall with mains fed shower, wash hand basin in a vanity unit, low flush WC, chrome towel rail and window to the side.

### BEDROOM TWO

13'8" into wardrobes x 10'6" (4.17m into wardrobes x 3.20m) A range of built in wardrobes, window to the rear and radiator.





**BEDROOM THREE** 13'8" into wardrobes x 10'5" (4.17m into wardrobes x 3.18m)  
There is a range of wardrobes, window to the front and radiator.

**BEDROOM FOUR** 13' x 10'3" (3.96m x 3.12m)  
Range of built in wardrobes, window to the front and radiator.

**BATHROOM**  
Panel bath with mixer tap and shower attachment, low flush WC, pillared wash hand basin, chrome towel rail and window to the front.

**EXTERNAL**  
To the front is a landscaped garden with low maintenance paved area, to the side is a paved driveway allowing for plenty of off street parking along with a car port. Driveway leads to a large garage.

To the rear of the property is a landscaped garden with a centre lawned garden surrounded by a pathway leading to two separate paved seating areas and all is set in a fenced surround.

**GARAGE** 9' x 21'7" (2.74m x 6.58m)  
Has electric roller doors to the front, side personnel door, window to the side, workshop area to the rear and storage area above.

**GARDEN ROOM** 11'9" x 8'7" (3.58m x 2.62m)  
Attached to the rear of the garage is this versatile room which would be great for entertaining or just chilling. There is a patio door opening onto the garden, two Velux windows and electric laid on.

**COUNCIL TAX:**  
We understand the current Council Tax Band to be E

**SERVICES :**  
Mains water, gas, electricity and drainage are connected.

**TENURE :**  
We understand the Tenure of the property to be Freehold.

**MORTGAGE CLAUSE :**  
Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**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.

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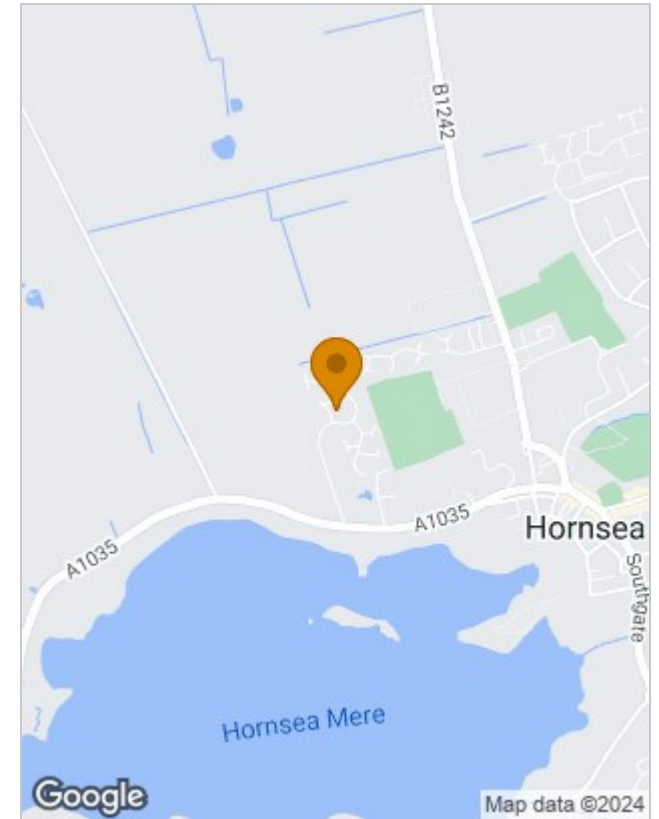




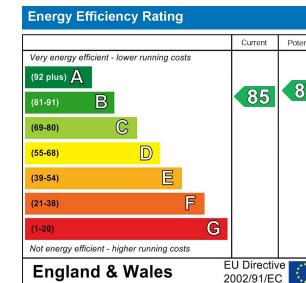
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.