

staniford
grays



17 Eastgate, Hornsea, HU18 1DN

£425,000





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Hornsea, HU18 1DN

- A UNIQUE TWO BEDROOMED DETACHED PROPERTY
- DOUBLE GARAGE WITH CONVERTED ATTIC
- TWO DOUBLE BEDROOMS
- GATED OFF STREET PARKING
- HIGH QUALITY FITTED KITCHEN
- FULL OF CHARACTER
- UPDATED AND MAINTAINED TO A VERY HIGH STANDARD
- BEDROOM SUITE ABOVE THE GARAGE
- GARDENS FRONT, SIDE AND REAR

A unique two bedroomed (with a third bedroom suite above the garage), situated in a sought after location and needs to be viewed to appreciate the quality and size on offer.

The property briefly comprises entrance hallway, living room, open plan modern dining kitchen, study (possible ground floor bedroom), utility room. To the first floor are two double bedrooms and house bathroom. Outside there are gardens throughout and gated off street parking leading to a double garage, of which the loft space has been converted into a double bedroom suite, with ensuite bathroom.



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ACCOMMODATION COMPRISES

ENTRANCE DOOR TO HALLWAY

With stairs to the first floor, under stairs cupboard, radiator and feature tiled floor.

LIVING ROOM

13'3 x 12'11 (4.04m x 3.94m)

Open fire in feature surround, windows to the front and side, feature radiator, coving and ceiling rose.

DINING KITCHEN

20'6 x 12'7 (6.25m x 3.84m)

The kitchen area has wall and base units, feature work surface and splashbacks, one and a half sink with mixer tap, gas hob with extractor hood over. Eye level oven and separate grill and microwave. Integral fridge, windows to rear and side.

The dining area has a wood burning stove in feature surround, radiator, window to the front, coving and ceiling rose.

STUDY / GROUND FLOOR BEDROOM

12'6 x 6'11 (3.81m x 2.11m)

With window to the rear and side and radiator.

UTILITY

10'11 x 9'9 max (3.33m x 2.97m max)

With plumbing for a washing machine and dryer, porcelain sink and drainer with mixer tap, gas combination boiler, door and window to side and radiator.

WC

Has a low flush WC and window to side.

FIRST FLOOR LANDING

There is a split landing with a window to the front and loft access.

HOUSE BATHROOM

Has a free standing bath with mixer tap and shower attachment. Bidet, low flush WC, wash hand basin in vanity unit, shower stall with mains fed shower, two feature towel radiators and a window to the front.

BEDROOM ONE

13' x 12'9 (3.96m x 3.89m)

Window to the front, range of fitted furniture and side and radiator.



BEDROOM TWO

13' x 12'8 (3.96m x 3.86m)

Window to the front, range of fitted furniture and radiator.

EXTERNAL

There is a garden to the front and side laid mainly to lawn with a gated pathway to the front door. To the side is a brick paved driveway allowing off street parking for numerous cars which can be secured by a wooden gate. Gives access to the double garage.

The rear garden is a stepped garden with a large paved seating area set in a walled surround. The raised area has a lawned garden and a low maintenance garden with wooden summer room.

DOUBLE GARAGE

18'6 x 18'2 (5.64m x 5.54m)

There is light, power and water laid on. Stairs to the converted garage loft room which has created a double bedroom.

CONVERTED GARAGE BEDROOM

12'6 x 11'3 (3.81m x 3.43m)

With two Velux windows to the side and storage cupboard. There is a shower room with shower stall and mains fed shower, low flush WC, pillared wash hand basin, Velux window to side and set in a part tiled surround.

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

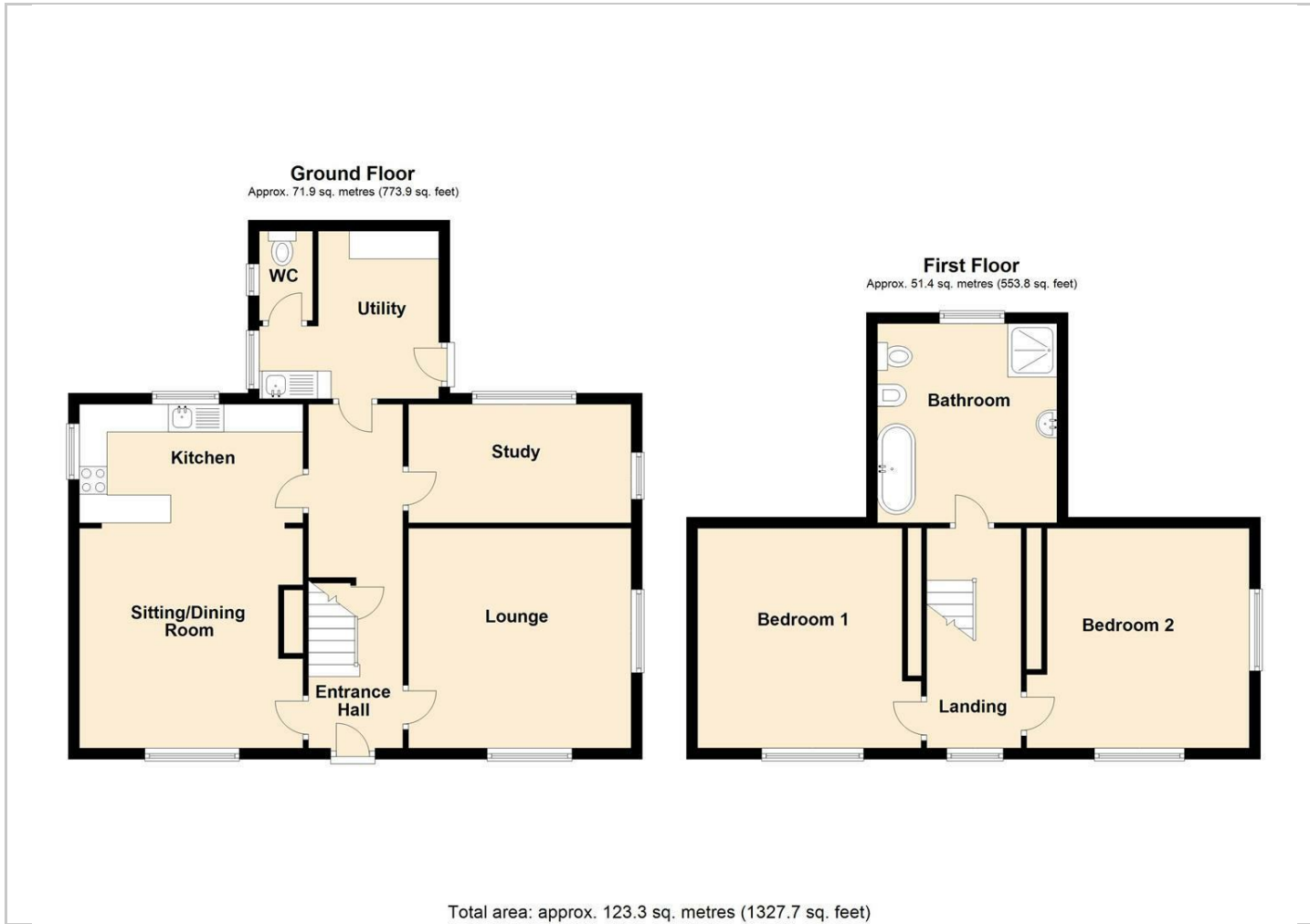
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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

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.





Floor Plans



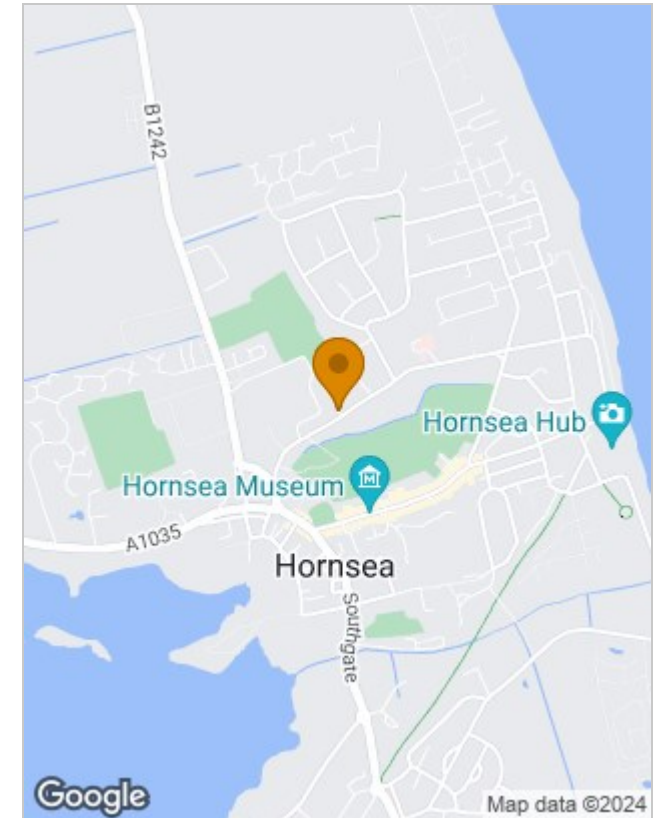
Viewing

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.

3 Sow Hill Road, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

