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grays



12 Ashcourt Drive, Hornsea, HU18 1EN

£279,950





12 Ashcourt Drive

Hornsea, HU18 1EN

- NO ONWARD CHAIN
- DETACHED FAMILY HOME WITH THREE BEDROOMS
- INTEGRATED GARAGE
- OPEN VIEWS FROM REAR GARDEN
- SOUTH FACING PATIO
- OFF STREET PARKING FOR MULTIPLE VEHICLES

NO CHAIN – SPACIOUS DETACHED FAMILY HOME IN A PRIME HORNSEA LOCATION, CLOSE TO THE SEASIDE AND GREAT SCHOOLS

Welcome to this charming and generously sized detached home, nestled in one of Hornsea's most sought-after residential areas. Tucked away on a peaceful plot with mature, private gardens to three sides, this property is ideal for families looking for space, comfort, and a relaxed coastal lifestyle.

Inside, the home offers versatile living across two floors. Step through the porch into a welcoming hallway, leading to a bright and airy lounge, a separate dining room perfect for family meals, and a well-fitted kitchen. A rear hallway gives access to a cloakroom and the attached garage – ideal for storage or conversion (subject to planning). Upstairs, a spacious landing leads to three well-proportioned bedrooms and a family bathroom.

Located in the HU18 1EN postcode, this home enjoys excellent access to Hornsea's many amenities. The popular Hornsea School and Language College is within easy reach, as are well-regarded primary schools such as Hornsea Community Primary. The vibrant town centre offers a mix of independent shops, cafes, and supermarkets, while the stunning Hornsea beach and promenade are close by too.

Commuters are well-served with good road links to Beverley (30 mins), Hull (40 mins), and Bridlington, making this an ideal base for those who want coastal living without losing touch with nearby towns. There is also no chain so get in touch to view today!



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ACCOMMODATION COMPRISES

ENTRANCE PORCH 5'6" x 3'3".223'1" (1.70m x 1.68m)
Wooden front door with chrome handle, carpeted floor, front aspect uPVC double glazed window, central ceiling light and a built in storage cupboard.

ENTRANCE HALL 11'0" x 3'9" (3.37m x 1.15m)
Wooden door with privacy glass panel, carpeted floor and a pendant light fitting.

LOUNGE 15'5" x 9'6" (4.72m x 2.90m)
Wooden door with privacy glass panel, carpeted floor, pendant light fitting, front aspect uPVC double glazed window, open fire place (currently covered).

DINING ROOM 9'6" x 8'4" (2.91m x 2.55m)
Wooden floor boards, pendant light fitting, uPVC French doors to side patio and garden.

KITCHEN 13'6" x 8'3" (4.14m x 2.53m)
Wooden door with brass handles, wooden door with chrome handles and privacy glass panels to entrance hall and rear porch, vinyl floor, four ceiling mounted spotlights, rear aspect uPVC double glazed window. A range of wall and base units, plumbing for washing machine, integrated electric hob and oven, extractor fan, stainless steel one and a half drainer sink with mixer tap and understairs built in cupboard.

REAR PORCH 5'2" x 3'2" (1.59m x 0.97m)
Vinyl floor, uPVC double glazed back door and access to garage and cloakroom/WC.

CLOAK ROOM/WC 4'10" x 3'11" (1.48m x 1.20m)
Sliding wooden door, vinyl floor, uPVC rear aspect double glazed window, central ceiling light and low flush WC.

GARAGE 15'10" x 8'0" (4.84m x 2.45m)
Wood door with privacy glass panels, strip light, side aspect wooden window and a manual up and over door.



LANDING AND STAIRCASE

10'6" x 5'10" (3.21m x 1.79m)

Carpeted floor, pendant light fitting, wooden handrail, wooden banister, loft hatch and airing cupboard.

BEDROOM ONE

8'7" x 7'10" (2.62m x 2.40m)

Wood door with chrome handles, carpeted floor, pendant light fitting and a front aspect uPVC double glazed window.

BEDROOM TWO

11'11" x 9'10" (3.64m x 3m)

Wood door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and built in wardrobes.

BEDROOM THREE

11'11" x 8'2" (3.64m x 2.50m)

Wood door with chrome handles, carpeted floor, pendant light fitting, rear aspect uPVC double glazed window, side aspect uPVC double glazed window and built in wardrobes.

FAMILY BATHROOM

8'5" x 5'4" (2.58m x 1.63m)

Wood door with chrome handles, vinyl floor, central ceiling light, chrome towel radiator, low flush WC, pedestal wash hand basin, bath with mixer tap and shower head.

COUNCIL TAX:

We understand the current Council Tax Band to be C

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Stanford 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



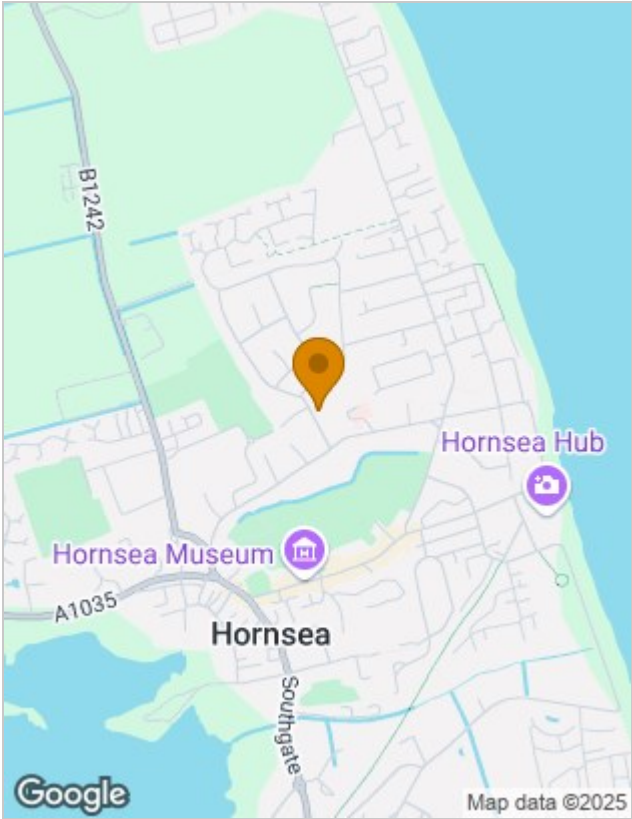
Viewing

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.

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Location Map



Energy Performance Graph

