



4 College Gardens, Hornsea, HU18 1EF

£274,000



****IDEAL FAMILY HOME WITH NO CHAIN****

A prime example of an unassuming detached house that has been modernised throughout, finished to a high standard and offers a larger than expected internal space. Situated in a quiet cul-de-sac location that is great for access to the high school and a short walk to the town centre. Externally the property benefits from a detached garage (currently used as a studio) and good size gardens to front and rear.

The floorplan briefly comprises; entrance hall, through lounge diner, kitchen, bedroom 3 and shower room to the ground floor. To the first floor, two further bedrooms and W.C.

Call Our House to view now!

EPC: D
Council Tax: C
Tenure: Freehold

Entrance Hall

Entrance door with window to front, staircase to first floor, laminate floor and radiator.

W.C

6'11" x 3'10" (2.11 x 1.17)
Window to rear, wash hand basin unit, w.c, heated towel rail, and vinyl floor.

Through Lounge Diner

20'5" x 11'7" (6.23 x 3.54)
Windows to front and side, and patio doors to garden. Gas fire, laminate flooring and radiators.





Kitchen

19'1" x 7'11" (5.82 x 2.42)

Window to side and rear, doors to garden. A range of fitted wall and base units with complimentary work surfaces, single drainer and one and a half bowl sink. Gas cooker point, space for freestanding oven, fridge freezer dishwasher. Pantry and utility cupboard, tiled walls, vinyl tiled floor, extractor fan and radiator.

First Floor Landing

Window to rear, cupboard and radiator.

Master Bedroom

14'9" x 12'0" (4.5 x 3.67)

Window to rear, built in wardrobes, storage to eaves, laminate flooring and radiator.

Bedroom 2

10'5" x 7'10" (3.18 x 2.39)

Window to side, laminate flooring and radiator.

Bedroom 3

12'0" x 10'5" (3.68 x 3.18)

Window to side, laminate flooring and radiator.

Shower Room

7'10" x 5'5" (2.4 x 1.67)

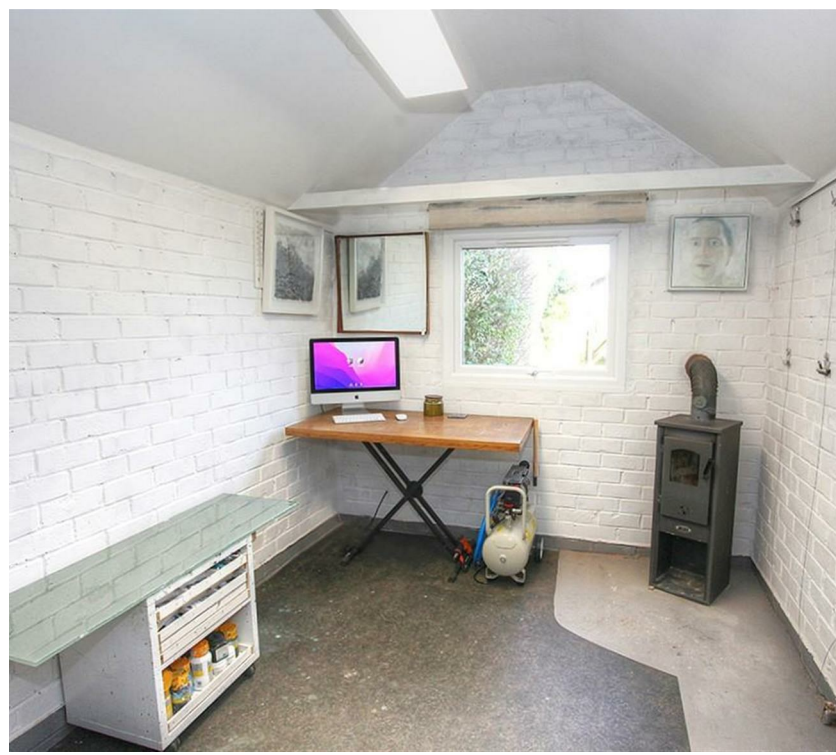
Window to front, wash hand basin, w.c, step in shower, heated towel rail, tiled walls, vinyl flooring and extractor fan.

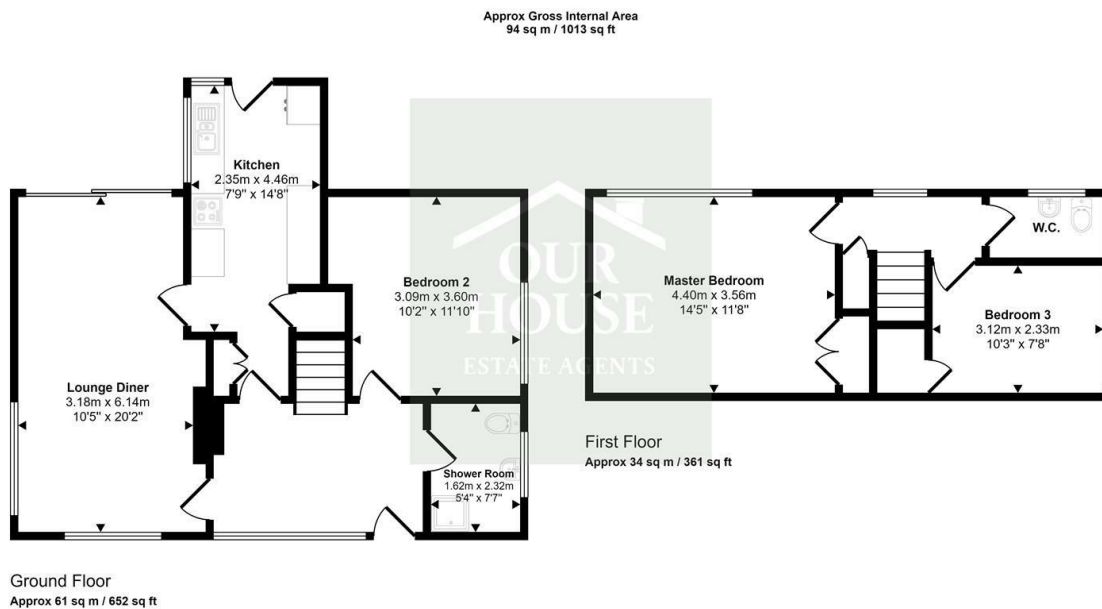
Rear Garden

Laid mainly to lawn with fenced boundaries and planted borders. Brick shed with boiler (2.72 x 1.87)

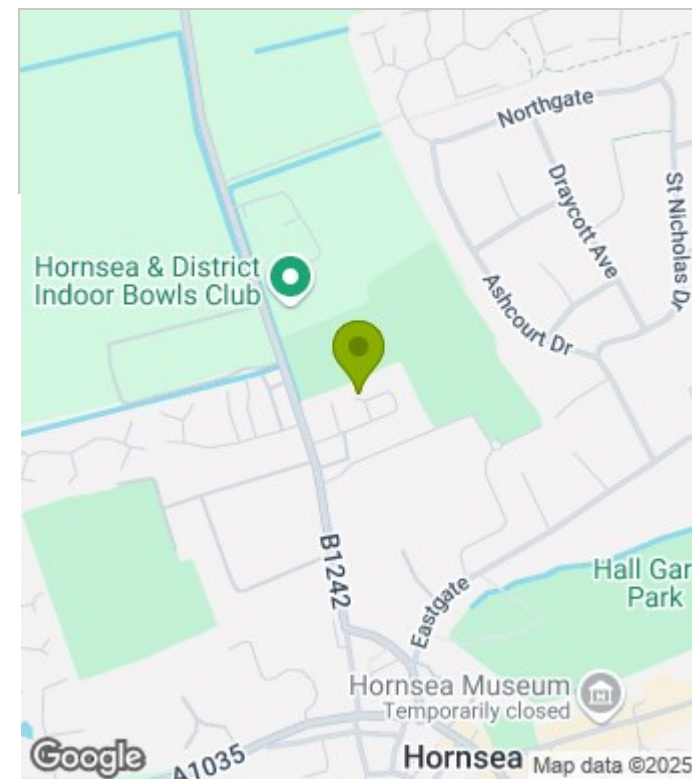
Studio/ Garage

Detached former garage, currently used as a studio. With barn style doors, log burner and window to rear.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	61	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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