



15 Greenacre Park, Hornsea, HU18 1UP

£199.950



**** BRILLIANT CUL-DE-SAC LOCATION ****

This lovely semi-detached bungalow holds a great south-facing plot in a popular location. Externally the property has a lovely wrap around garden with fenced boundaries, off street parking and detached garage. Internally the property has a homely and spacious feel and benefits from lounge, dining room, kitchen, conservatory, bedroom and bathroom to the ground floor and a great sized master bedroom with en suite toilet. This is a great opportunity to purchase a fantastic bungalow on an equally fantastic plot!

EPC - D
Council Tax - C
Tenure - Freehold

Front Garden

Entrance Porch
UPVC entrance door and laminate flooring.

Entrance Hall
Entrance door, cupboard, dado rail, coving and radiator.

Lounge
15'10" x 11'11" (4.84 x 3.65)
Bay window to front, electric fire, coving to ceiling, carpet and radiator.

Dining Room
11'10" x 11'10" (3.63 x 3.62)
Window to rear, staircase to first floor with stairlift. understairs storage, carpet and radiator.

Kitchen Diner
11'7" x 8'11" (3.54 x 2.74)
Window to rear, a range of fitted wall and base units with complimentary work surfaces, composite single drainer and bowl sink, built in electric hob, space for fridge and freezer, plumbing for washing machine, part tiled walls, laminate tiled flooring and radiator.





Conservatory

9'5" x 8'0" (2.88 x 2.44)

Windows to front, side and rear, laminate flooring.

First Floor Landing

Cupboard.

GF Bedroom 2

9'3" x 8'2" (2.82 x 2.51)

French doors to garden, coving to ceiling, carpet and radiator.



En-Suite

Wash hand basin and w.c. Sloping ceiling.

Master Bedroom

13'1" x 11'7" (4.01 x 3.55)

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

Shower Room

7'1" x 5'9" (2.17 x 1.77)

Window to side, pedestal wash hand basin, step in shower, w.c, tiled walls, laminate tiled floor, extractor fan and radiator.



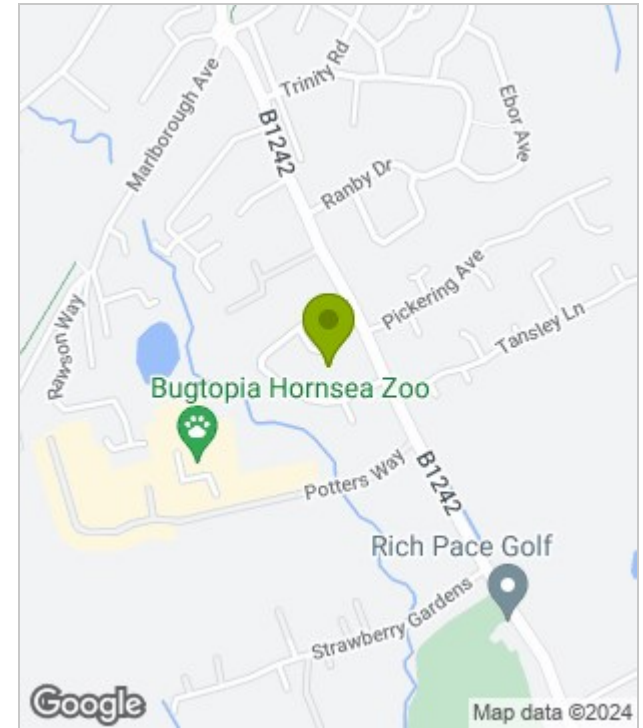
Rear Garden

South facing rear garden laid mainly to lawn with gravelled borders, paved patio area, fenced boundaries and planted borders, two garden sheds and outside taps.

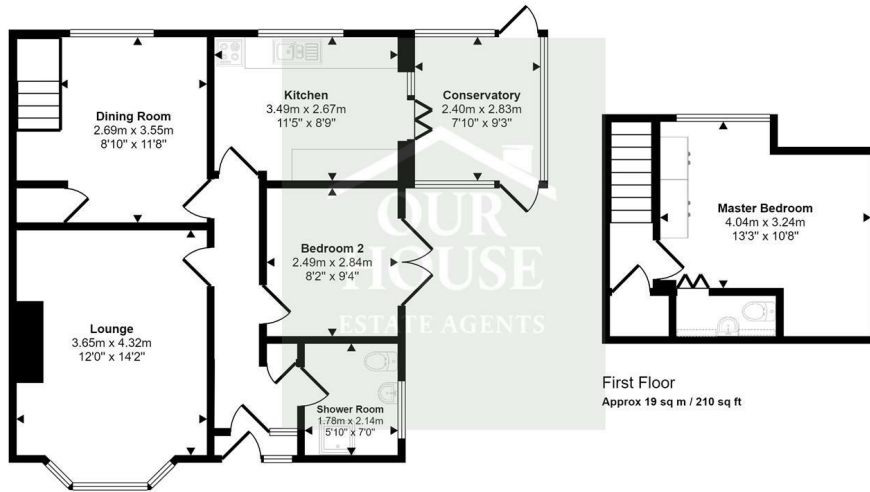
Garage

Detached garage with electric up and over door, power and light points and personnel door to side.





Approx Gross Internal Area
86 sq m / 929 sq ft



Ground Floor
Approx 67 sq m / 720 sq ft

Denotes head height below 1.5m

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		84
(69-80) C	68	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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