



5 Church Close, Atwick, YO25 8DJ

£189.950



**\*\*NEW LISTING\*\***

Our House are delighted to offer to the market a lovely example of a two bedroom, semi-detached bungalow. Located in the quiet coastal village of Atwick only 2 miles from Hornsea. Well maintained throughout with gardens to front and rear including parking and countryside views to the back.

The floorplan briefly comprises; entrance porch & hall, lounge, kitchen, inner hall, master bedroom, bedroom 2 that leads in to the conservatory. There's also a shower room and boarded loft space.

The heating is powered by LPG Gas Bottles and a combination boiler.

EPC- C  
Council Tax- A  
Tenure- Freehold

**Front Garden**  
Gravelled, Parking for 2 on the driveway

**Entrance Porch**  
UPVC entrance door

**Entrance Hall**  
**Lounge**  
13'7" x 11'11" (4.16 x 3.64)  
Window to front of property, Brick fireplace with log fire, Coving to ceiling, Radiator, Laminate flooring

**Kitchen**  
9'7" x 8'7" (2.93 x 2.62)  
French doors to garden, Fitted wall and base units, Work surfaces, Single drainer 1/2 bowl sink, Built in gas hob, Built in electric oven, Tiled walls, Coving to ceiling, Extractor fan, Radiator, Laminate flooring, Space and plumbing for washing machine, space for dishwasher.





### Conservatory

12'0" x 8'3" (3.68 x 2.52)

Window to side and rear of property, Doors to side and french doors to side, Tiled flooring

### Inner Hall

Radiator, Coving, Laminate flooring, Loft access with drop down, fitted ladder.

### Bedroom One

11'10" x 9'6" (3.62 x 2.91)

Window to front of property, Built in wardrobes, Coving to ceiling, Radiator, Laminate flooring

### Bedroom Two/Dining Room

9'7" x 8'6" (2.93 x 2.61)

Coving to ceiling, Radiator, Laminate flooring, Large storage cupboards x 2

### Shower Room

5'9" x 4'11" (1.77 x 1.5)

Window to rear of property, WC, Vanity unit with wash hand basin, Step in shower, Heated towel rail, Tiled walls, Laminate flooring

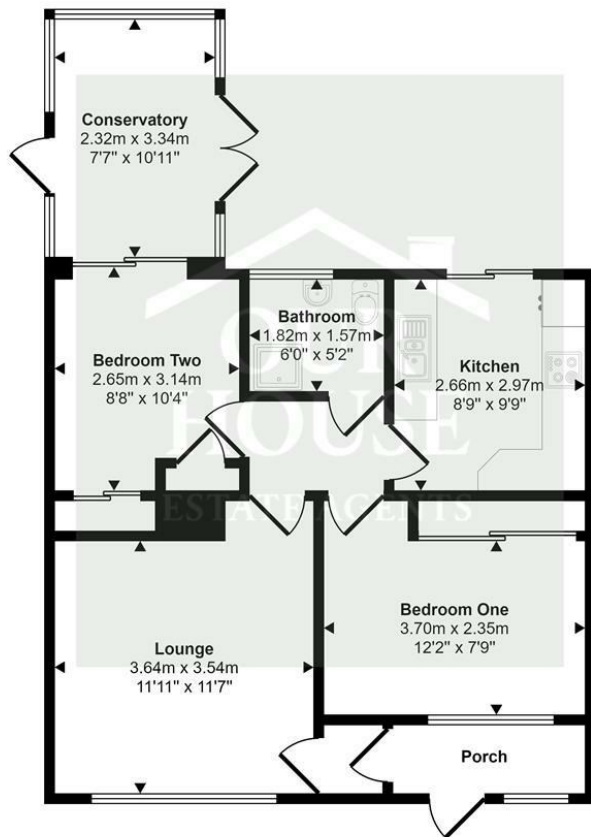


### Rear Garden

Paved area, Garden shed, Fenced boundaries, Beautiful views over open paddock land, South facing

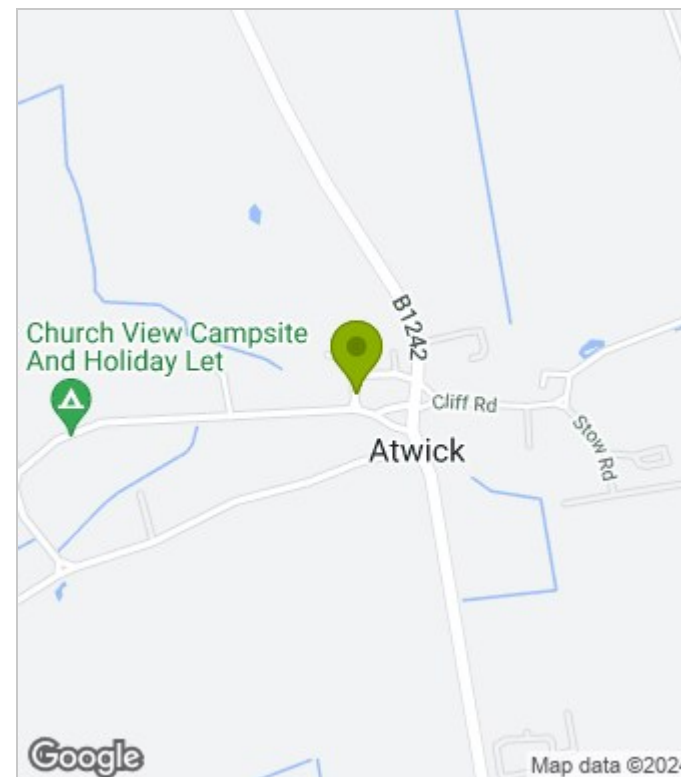


Approx Gross Internal Area  
62 sq m / 667 sq ft



Floorplan

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		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**Our House Estate Agents**

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