



## 47 Stanley Avenue, Hornsea, HU18 1UQ

### £169,950

Our House are pleased to present this lovely family home, ideal for first time buyers!  
Located in a quiet cul de sac, this property needs to be viewed to be appreciated.

Three bedroom, mid terraced property with parking to the rear.  
Briefly comprising of Entrance Hall, Lounge, Kitchen diner, two double bedrooms, single bedroom and bathroom.  
To the rear you will find a garden laid mainly to lawn with shed and a rear parking space.

EPC - C  
Council tax - B  
Tenure - Freehold

### Entrance Hall

Staircase leading to first floor, understairs cupboard and laminate flooring

### Lounge

12'3" x 13'1" (3.75 x 3.99)

Large front aspect window and double doors to dining area. Multifuel log burner with wooden beam and slate hearth. Radiator and laminate flooring.

### Kitchen Diner

11'10" x 9'1" & 6'7" x 9'2" (3.61 x 2.77 & 2.01 x 2.8)

Rear aspect window, wall and base units, integrated electric oven and hob, space and plumb for washing machine or dishwasher. Space for undercounted fridge and freezer. Single door leading to rear garden from kitchen and patio doors to the rear from the dining area. Tiled flooring and radiator.

### First Floor Landing

Loft access.

### Bedroom One

9'1" x 12'0" (2.77 x 3.68)

Front aspect window, radiator and carpeted.

### Bedroom Two

10'9" x 10'0" (3.3 x 3.06)

Rear aspect window, carpeted and radiator.

### Bedroom Three

Front aspect window, radiator and carpeted, internet point.

### Bathroom

7'4" x 5'5" (2.25 x 1.67)

Panelled bath with shower over and extra shower connected to the taps. Pedestal wash hand basin, tiled walls and floors, W.C

### Rear Garden

Laid mainly to lawn with fenced boundaries and raised concrete seating area. Shed and parking space to the rear.

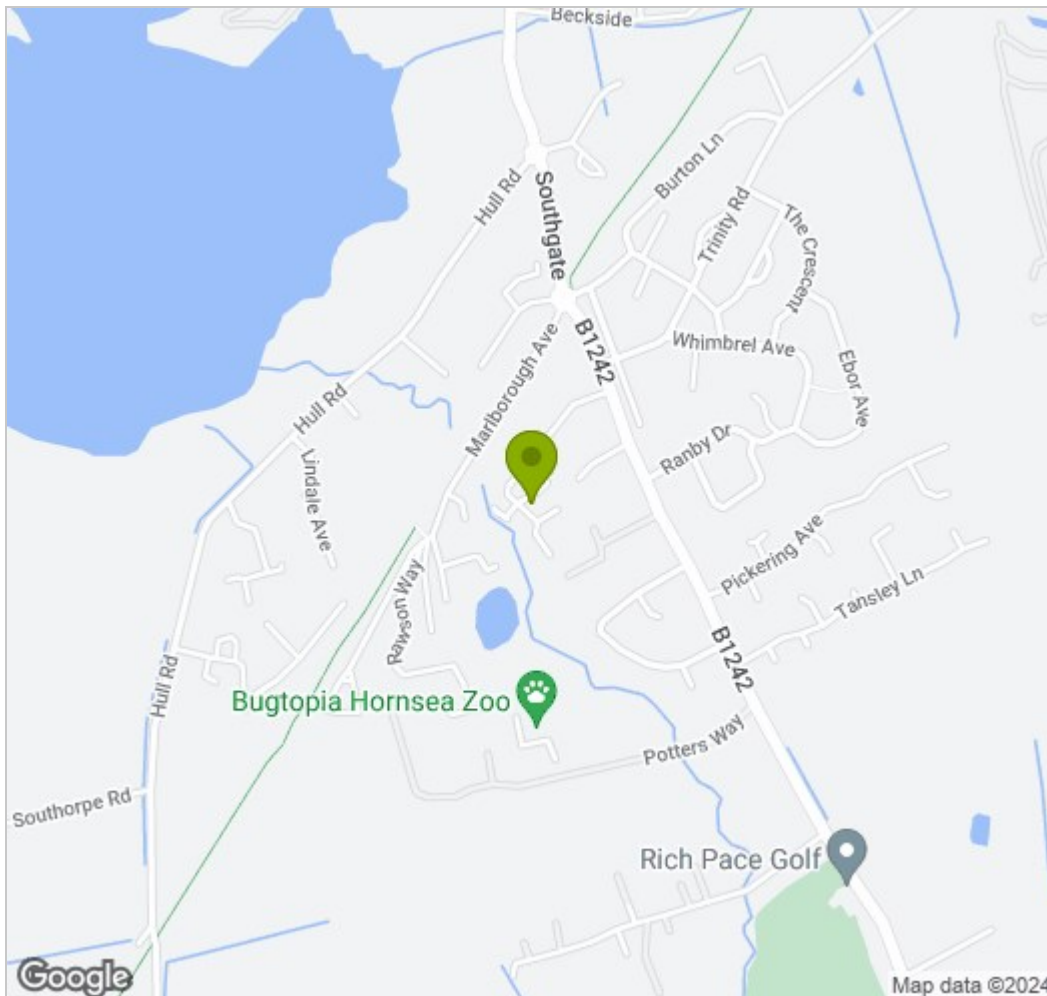




Ground Floor

First Floor

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) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(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	

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