



75 Ebor Avenue, Hornsea, HU18 1SS

Offers Around £135,000

**** INVESTMENT OPPORTUNITY ****

This 2 bedroom end terrace property sits on a good size plot with gardens front and rear and benefits from 3 brick built sheds. Internally the property offers lounge, kitchen, 2 bedrooms and bathroom. An ideal opportunity to renovate and turn this into a great property for rent or first time buyers.

EPC - C
Council Tax - A
Tenure - Freehold

Front Garden

Mainly laid to lawn, fenced boundaries, paved area.



Entrance hall

Entrance door, staircase to first floor, under stairs cupboard, radiator, tiled flooring.

Lounge

18'11" x 10'11" (5.77 x 3.33)

Window to front of property, fireplace with wooden surround, coving to ceiling, two ceiling roses, dado rail, two radiators.



Kitchen

11'11" x 7'4" (3.65 x 2.24)

Window to rear of property, door to side of property, fitted wall and base units, work surfaces, stainless on and a half bowl sink and single drainer, built in electric oven and hob, space and plumbing for washing machine and under counter fridge, extractor fan, under stairs cupboard.



First Floor Landing

Window to side of property

Bedroom 1

15'10" x 8'11" (4.83 x 2.72)

Window to front of property, built in cupboard, radiator.



Bedroom 2

12'1" x 9'9" (3.69 x 2.99)

Window to rear of property, built in cupboard, radiator.



Bathroom

6'5" x 5'6" (1.96 x 1.68)

Window to rear of property, W.C, pedestal hand wash basin, panelled bath, part tiled walls, radiator.



Rear Garden

Mainly paved, partly laid to lawn, fenced boundaries.



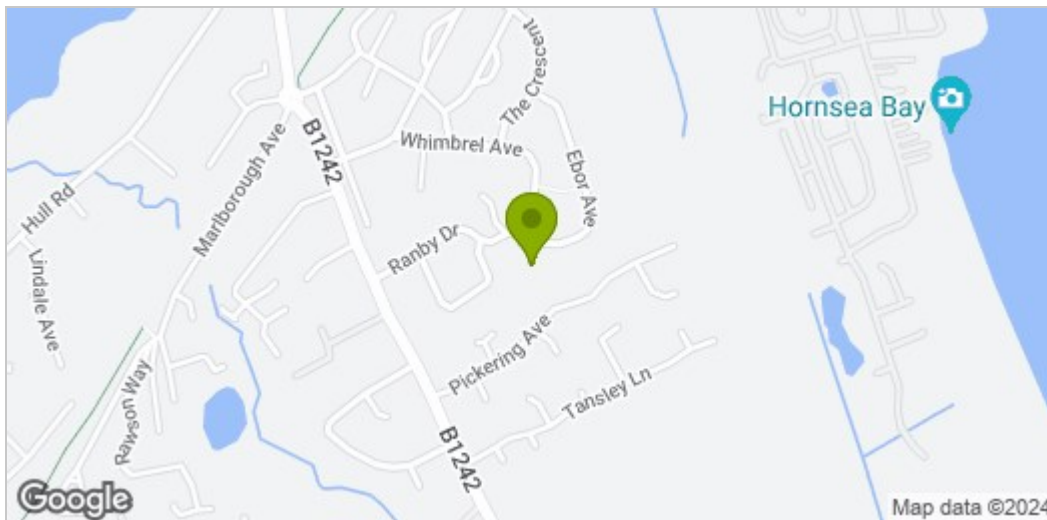
Approx Gross Internal Area
66 sq m / 706 sq ft



Ground Floor
Approx 32 sq m / 349 sq ft

First Floor
Approx 33 sq m / 357 sq ft

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
		70	85
		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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