



12 High Bow, Hornsea, HU18 1DJ

£199,950

Do not miss the opportunity to purchase this beautifully presented 3 bedroom home on the well regarded High Bow. The home is tucked away on this residential family street and is centrally located making it perfect to access the mere and all that the town has to offer. Finished to a high standard by the current owners, this property is modern inside and has private parking to the front and an enclosed, west-facing garden to the rear.

Briefly comprising; Lounge, Kitchen diner, Utility, Cloakroom W.C, Three bedrooms and bathroom.

Contact Our House now to book a viewing!! 01964 532121

EPC - Awaited
Council Tax - B
Tenure - Freehold

Front of Property

Paved with parking for one.

Lounge

13'7" x 12'7" (4.16 x 3.85)

Front aspect window with staircase to first floor, carpeted and understairs cupboard.

Kitchen Diner

13'6" x 8'7" (4.13 x 2.64)

Rear aspect window and door to the rear. Fitted wall and base units with work surfaces. Single drainer, stainless steel 1 1/2 bowl sink. Built in electric cooker with extractor fan and gas hob. Integrated dishwasher and space for free standing fridge freezer. LVT flooring and plinth lights.

Utility

7'1" x 3'1" (2.17 x 0.96)

Base units and work surfaces, space and plumbing for washing machine, LVT flooring and radiator.

Cloakroom W/C

W.C, pedestal wash hand basin, extractor fan, LVT flooring and partly panelled walls.

First floor landing

Spindle banister and cupboard housing boiler. Carpeted flooring and radiator.

Master Bedroom

12'7" x 9'0" (3.86 x 2.75)

Front aspect window, carpeted flooring and radiator.

Bedroom Two

8'10" x 6'3" (2.7 x 1.91)

Rear aspect window, carpeted and radiator.

Bedroom Three

8'9" x 6'1" (2.69 x 1.87)

Rear aspect window, carpeted flooring and radiator.

Bathroom

6'3" x 5'9" (1.91 x 1.77)

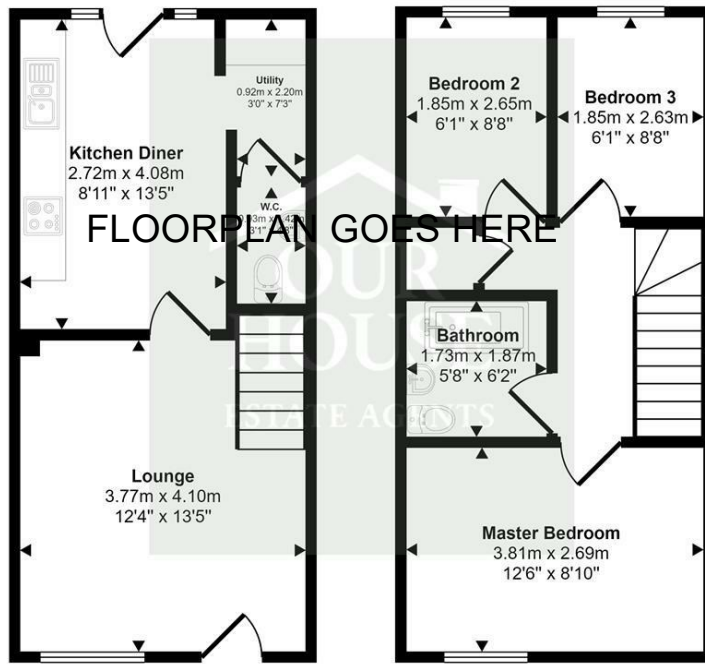
W.C, pedestal wash hand basin, panelled bath with shower over, heated towel rail, partly tiled walls and vinyl flooring. Spotlights and extractor fan.

Rear Garden

West facing, partly laid to lawn and partly paved. Walled and fenced boundaries. Gate to the rear with parking behind the fence.



Approx Gross Internal Area
64 sq m / 686 sq ft



Ground Floor
Approx 32 sq m / 339 sq ft

First Floor
Approx 32 sq m / 347 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		91
(81-91) B	77	
(69-80) C		
(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	

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