



59 Stanley Avenue, Hornsea, HU18 1UQ

£199.950



This semi-detached bungalow occupies a lovely, quiet position at the end of the cul-de-sac of Stanley Avenue. The paved driveway leads up to the front door and on into the inviting, bright hallway. Off this there is a shower room, two double bedrooms and then onto the generous lounge. The lounge benefits from a floor to ceiling window on one side and patio door leading to conservatory on the other. Off the lounge there is also a good sized kitchen. To the rear of the property is a beautifully appointed garden with mature planting and paved seating area.

Call today and book a viewing to avoid any disappointment 01964 532121.

EPC- Awaited  
Council Tax- C  
Tenure- Freehold

#### Entrance Hall

Entrance Hall, Cupboard(Housing for electric meter), Radiator, Carpets



#### Lounge

16'5" x 13'1" (5.02 x 4)

Window to front of property, Patio doors, Wooden fire surround with electric fire, Coving to ceiling, Radiator, Carpets



#### Kitchen

10'7" x 7'6" (3.24 x 2.3)

Window to rear of property, Fitted wall and base units, Work surfaces, Single drainer with composite 1 1/2 bowl sink, Free standing, electric cooker point. Part tiled walls, Tiled flooring, Coving to ceiling, Extractor fan, New boiler, Space for undercounter fridge and upright fridge freezer, Space for washing machine.



#### Sunroom

Window to side and rear of property, Doors to garden, Radiator, Carpet.





### Bedroom 1

13'7" x 10'6" (4.15 x 3.22)

Window to side of property, Built in wardrobes, Coving to ceiling, Loft access, Radiator, Carpet

### Bedroom 2

10'8" x 10'6" (3.27 x 3.22)

Window to front of property, Built in wardrobes, Coving to ceiling, Radiator, Built in cupboards.



### Shower Room

6'10" x 5'0" (2.1 x 1.53)

Window to side of property, WC, Pedestal wash hand basin, Step in shower, Tiled flooring, Tiled walls, Extractor fan, Radiator.

### Rear Garden

Mainly gravelled, Paved area, Side access, 2 x Garden sheds, Fenced boundaries, Planted borders, Greenhouse, Water tap



### Garage

Up and over door, Light points, Power points





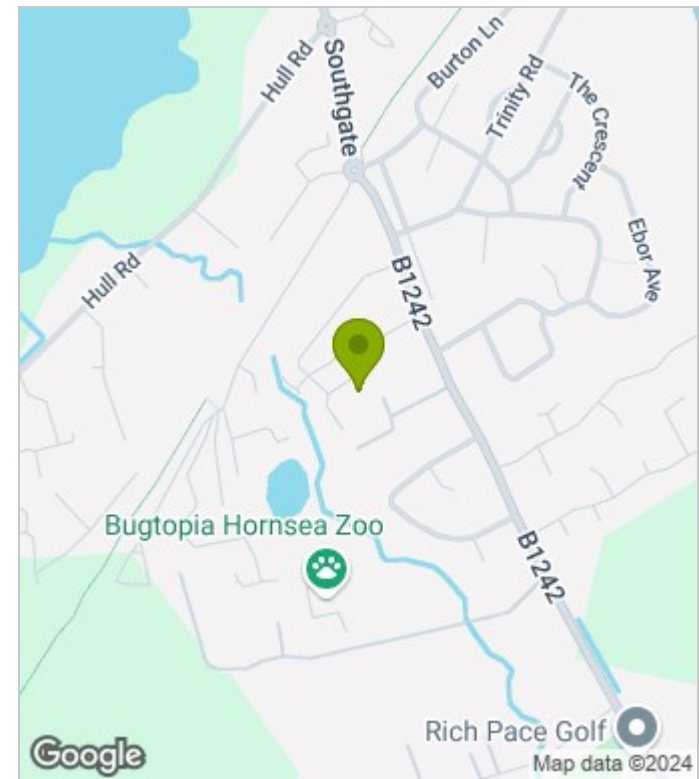
Floorplan

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.


## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 	

## Our House Estate Agents

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