



11 Beresford Avenue, Hornsea, HU18 1SN

£165.000



3-Bedroom Semi-Detached House with Off-Street Parking and Spacious Garden

This three-bedroom semi-detached home has been recently updated and offers a practical layout suited to a range of buyers, including families and first-time buyers.

The property includes off-street parking to the front and a good-sized rear garden, ideal for those looking for some outdoor space. Inside, there is a comfortable lounge including feature fire and media wall, a modernised sitting/dining room and a practical kitchen.

Upstairs are three bedrooms, and a family bathroom. Outbuildings to the rear offer some extra storage options.

A straightforward and well-located home, ready for someone to move in and make their own.

The floorplan briefly comprises; entrance hall, lounge, sitting/ dining room, kitchen, utility. To the first floor, master bedroom and two further bedrooms, family bathroom. To the front, parking for three and garden to the rear.

EPC: D
Council Tax: A
Tenure: Freehold

Front Garden

Brick paved driveway with parking for 3 cars and a dropped curb.

Entrance Hall

Entrance door, window to front of property, staircase to first floor, under stairs cupboard, radiator.

Sitting/Dining Room

12'10" x 10'9" (3.92 x 3.29)

Window to front and side of property, open traditional fireplace, radiator, laminate flooring.

Lounge

13'0" x 12'5" (3.98 x 3.81)

Bay window to rear of property, original open fireplace, radiator, carpeted.





Kitchen

11'0" x 5'8" (3.37 x 1.74)

Windows to side and rear of property, fitted wall and base units, work surfaces, stainless bowl sink and single drainer, built in electric oven and hob, part tiled walls, extractor fan, vinyl flooring, space for under counter fridge, boiler.

Utility

9'1" x 5'10" (2.79 x 1.8)

Two windows to side of property, door to garden, space and plumbing for washer and dryer, vinyl flooring, space for fridge freezer.



First Floor Landing

Window to front of property, cupboard, radiator, loft access.

Master Bedroom

12'11" x 12'0" (3.94 x 3.67)

Window to rear of property, original fireplace, built in cupboards, radiator, carpeted.

Bedroom 2

12'0" x 8'7" (3.66 x 2.64)

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



Bedroom 3

9'5" x 7'10" (2.88 x 2.41)

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

Shower Room

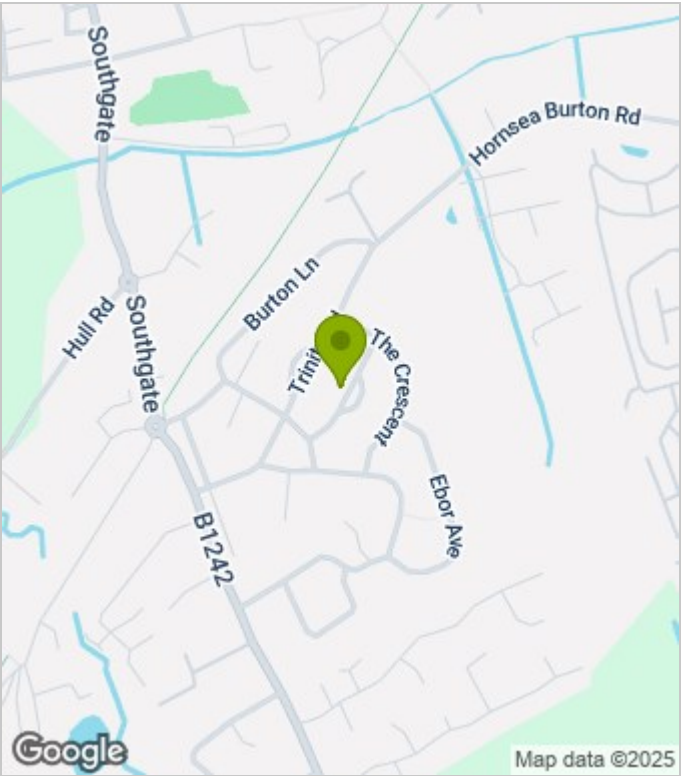
6'8" x 5'6" (2.04 x 1.69)

Window to front of property, W.C and hand wash basin in vanity unit, step in shower with cladding to walls, heated towel rail, vinyl flooring.



Rear Garden

Mainly paved with part artificial lawn and gravelled areas, fenced boundaries, raised decking and brick built shed.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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