



31 Lindale Avenue, Hornsea HU18 1RN
Offers in the region of £219,950

- Tucked Away Cul-de-Sac location
- Pleasant Garden Plot
- Southerly & Westerly Aspect to Rear Gardens
- Well Laid Out Accommodation
- Dining Kitchen
- Spacious Lounge
- Parking & Garage
- Energy Rating - D

A two bedroom detached bungalow which enjoys a tucked away cul-de-sac location, and sits in a good size plot with gardens to three sides with a well secluded Southerly aspect.

LOCATION

Lindale Avenue is a well regarded residential cul-de-sac which leads off Hull Road close to Hornsea Mere.

Hornsea is a small East Yorkshire coastal town which has a resident population of a little over 8,000. The town offers a good range of local amenities including a range of shops, bistros and restaurants, schooling for all ages and a host of recreational facilities including sailing and fishing on Hornsea Mere, as well as the beach and seaside amenities, a leisure centre refurbished in 2020 and an 18 hole golf course. The town is also well known for the Hornsea Freeport, a large out of town retail shopping village and leisure park. The town lies within 18 miles drive of the city of Hull, 13 miles of the market town of Beverley and about 25 miles from the M62.

ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, uPVC double glazing to all but the utility room door, cavity insulation and comprises:

ENTRANCE HALL

5'11" x 10'1" (1.80m x 3.07m)

With a uPVC front entrance door and one central heating radiator.

LOUNGE

12'10" x 18' (3.91m x 5.49m)

With two wall light points, ceiling cove and two central heating radiators.

DINING KITCHEN

7'8" x 18'1" (2.34m x 5.51m)

With fitted base and wall units incorporating contrasting work surfaces with a one and a half bowl inset stainless steel sink unit, built-in oven and split-level ceramic hob with cooker hood over, ceramic tile floor covering, one central heating radiator and square opening to:

SUN PORCH

8'5" x 4'8" (2.57m x 1.42m)

With uPVC double glazed windows and a uPVC door to the garden.

UTILITY PORCH

4'11" x 7'10" (1.50m x 2.39m)

With fitted work surface, plumbing for an automatic washing machine and dishwasher space for a tumble dryer and space for a full height fridge freezer. Ceramic tile floor covering.

INNER HALL

Access hatch leading to the roof space and doorways to:

BEDROOM 1 (REAR)

9'4" x 12'7" net (2.84m x 3.84m net)

With fitted wardrobes incorporating top storage cupboards along one wall and one central heating radiator.

BEDROOM 2 (REAR)

11'9" x 9'1" (3.58m x 2.77m)

One central heating radiator.

SHOWER ROOM/W.C.

7'5" x 4'11" (2.26m x 1.50m)

With an independent tiled shower cubicle, pedestal wash hand basin, low level w.c., ceramic tile floor covering, part tiling to the walls and one central heating radiator.

OUTSIDE

The bungalow incorporates a lawned fore garden with a concreted parking drive leading to a brick built garage 8'11" x 16' with up-and-over main door and rear personal door.

The main gardens enjoy Southerly and westerly aspects leading along the sides and rear of the

property, with lawns, mature trees and shrubs, and a timber built garden shed.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band C.

GROUND FLOOR



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