



2 The Levels, Hornsea HU18 1GA
Offers in the region of £249,950

- Appealing Cottage Style Bungalow
- Well Proportioned Accommodation
- Sought After Courtyard Development
- Town Centre Location
- Two Double Bedrooms
- Breakfast Kitchen
- Conservatory
- Parking
- Secluded Westerly Aspect to Rear
- Energy Rating - D

An appealing cottage style bungalow which enjoys a very convenient yet nicely tucked away location within a sought after courtyard development of just eight properties. Must be Viewed - No Chain.

LOCATION

This property is located within a small residential cul-de-sac known as The Levels which leads off Market Place and subsequently enjoys a particularly pleasant tucked away yet town centre location.

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 and comprises:

CENTRAL HALL

6'3" narrowing to 3'11" x 15'10" (1.91m narrowing to 1.19m x 4.83m)

With UPVC front entrance door, access hatch leading to the roof space and one central heating radiator.

LOUNGE

13'5" x 14' (4.09m x 4.27m)

With a gas fire set in a brick surround and tiled hearth, bow window to the front and additional windows to the side, ceiling cove, double doors leading through to the kitchen and one central heating radiator.

BREAKFAST KITCHEN

13'4" x 9'10" (4.06m x 3.00m)

With fitted base and wall units incorporating work surfaces, matching breakfast bar, an inset 1 1/2 bowl sink and tiled splashbacks, built in oven and split level hob with cooker hood over, washing machine, laminate flooring, ceiling cove, wall mounted Ideal gas combi boiler, one central heating radiator and UPVC door opening into:

CONSERVATORY

7'8" x 11'4" (2.34m x 3.45m)

(measured to glass). With a brick base, UPVC double glazed windows and patio doors, a pitched polycarbonate covered roof, ceramic tile flooring, wall light and a room heater.

BEDROOM 1 (FRONT)

13' x 12' (3.96m x 3.66m)

With one central heating radiator.

BEDROOM 2 (REAR)

10'1" x 11'11" (3.07m x 3.63m)

With one central heating radiator.

BATHROOM/W.C.

7'3" x 8' (2.21m x 2.44m)

Comprising of a panelled bath, independent corner shower cubicle, pedestal wash hand basin, bidet, low level W.C, full height tiling to the walls including a large wall mirror, ceiling cove and a ladder style towel radiator.

OUTSIDE

There are low maintenance gardens to the front and side of the bungalow incorporating a pebbled surface with a railed surround, and there is a block paved parking area to the side of the property.

To the rear is a well secluded patio garden which enjoys a westerly aspect. There is also a cold water tap and garden shed.

COUNCIL TAX BAND

The council tax band for the property is band B.

Floor Plan
Approx. 76.7 sq. metres (825.2 sq. feet)



Total area: approx. 76.7 sq. metres (825.2 sq. feet)

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.