



**8 Ashcourt Drive, Hornsea HU18 1EN**  
**Offers in the region of £269,950**

- Detached bungalow
- Convenient location
- Two bedrooms
- Summer house in secluded garden
- Good sized plot
- Two reception rooms and conservatory
- Brick built garage
- EPC rating - TBC

A well presented detached bungalow which stands in a good size and well secluded plot within a convenient location on Ashcourt Drive. The accommodation has a modern kitchen and bathroom, two reception rooms and a conservatory, has a driveway, brick garage, summer house and enjoys a great deal of seclusion to the rear.

#### LOCATION

The bungalow stands in a well secluded plot positioned close to the entrance of Ashcourt Drive, which leads off Eastgate and backs onto the grounds of Hornsea Cottage Hospital.

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 is arranged on one floor as follows:

#### CONSERVATORY PORCH

15'3" x 7'9" (4.65m x 2.36m)

With a uPVC front entrance door, picture windows on two sides, a polycarbonate covered roof, double French doors to the dining room and further doorway leading into the entrance hall.

#### ENTRANCE HALL

6'10" x 12' overall (2.08m x 3.66m overall)

With a built-in storage cupboard, a small inner hall leading off with a folding loft ladder leading to the roof space and one central heating radiator.

#### LOUNGE

14'11" x 12'2" (4.55m x 3.71m)

With an oriel bay window to the front, a brick fire surround with tiled hearth and one central heating radiator.

#### DINING ROOM

11'11" x 9' (3.63m x 2.74m)

With a corner brick fireplace, double French doors leading through to the conservatory porch, one central heating radiator and open archway leading to:

#### KITCHEN

8'3" x 10'10" (2.51m x 3.30m)

With a good range of modern base and wall units incorporating work surfaces with tiled splashbacks, inset stainless steel sink, built-in oven, plumbing for an automatic washing machine, one central heating radiator and rear porch leading off.

#### REAR PORCH

12'10" x 2'11" (3.91m x 0.89m)

With a personal door to the garage and a uPVC door leading to the rear garden.

#### BEDROOM 1 (REAR)

14'1" x 10'11" (4.29m x 3.33m)

With fitted wardrobes, double French doors to the rear garden and one central heating radiator.

#### BEDROOM 2 (SIDE)

11'11" x 8'11" (3.63m x 2.72m)

With a built-in cupboard housing the gas central heating boiler and one central heating radiator.

#### BATHROOM/W.C.

8'6" x 7'9" (2.59m x 2.36m)

With a modern suite comprising a large walk-in shower cubicle with hand shower and rain shower above, wash hand basin, low level w.c., ceramic tile flooring, full height tiling to the walls and one central heating radiator.

#### OUTSIDE

The bungalow incorporates a mature fore garden with a number of shrubs and trees and there is a block paved parking drive leading to an onbuilt brick garage 8' x 16'5" with double gate opening timber doors to the front, personal door to the rear porch, power and light laid on.

To the rear is a particularly attractive garden which enjoys a great deal of seclusion and backs onto the grounds of the local Cottage Hospital, and there is a large decked terrace adjoining the immediate rear of the bungalow with a mainly lawned garden beyond incorporating ornamental borders, attractive planting and a summer house.

#### 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.

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.