



**Offers in the region of £169,950**



- No Chain
- Super Location Close to the Town
- S e m i D e t a c h e d Bungalow
- Dining Kitchen
- Parking Forecourt & Driveway
- Garage
- Lovely Secluded Garden to Rear
- Energy Rating - C

A well positioned semi detached bungalow which enjoys a particularly convenient location ideal for access to the town centre. The bungalow has a pleasant garden to the rear enjoying a great deal of privacy, parking forecourt and driveway to a single garage.

LOCATION

This bungalow is located close to the entrance into Beckside, a pleasant residential cul-de-sac within a convenient central area of the town and close to Tesco supermarket.

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 rear porch) and is arranged on one floor as follows:

CENTRAL HALL

3'10" x 15'6" (1.17m x 4.72m)  
With UPVC front entrance door and matching side panel, access hatch to the roof space and one central heating radiator.

LOUNGE

13'10" x 12'5" (4.22m x 3.78m)  
With an oriel bay window providing a pleasant outlook towards trees running alongside Stream Dyke, centre rose and one central heating radiator.

DINING KITCHEN

11'6" x 8'7" (3.51m x 2.62m)  
With a range of matching fitted base and wall units which incorporate contrasting work surfaces with an inset stainless steel sink and tiled splashbacks, a slot in electric cooker with cooker hood over, plumbing for an automatic washer, built in cupboard housing an Ideal Logic gas Combi boiler, UPVC double glazed rear entrance door leading into the rear porch and one central heating radiator.

REAR PORCH

11'4" x 3'10" (3.45m x 1.17m)  
With double glazed windows and doorway leading out into the rear garden.

BEDROOM 1 (FRONT)

9'8" x 12'5" (2.95m x 3.78m)  
With three door fitted wardrobes, ceiling cove and one central heating radiator.

BEDROOM 2 (REAR)

9' x 8'6" (2.74m x 2.59m)  
With one central heating radiator.

SHOWER ROOMW.C

6'10" x 5'5" (2.08m x 1.65m)  
With a corner tiled shower cubicle, pedestal wash hand basin and low level W.C., full height tiling to the walls and one central heating radiator.

OUTSIDE

The bungalow incorporates a paved foregarden which provides additional parking with a private side drive leading to a detached concrete sectional built single garage (8' x 16') with main door, side personal door, power and light laid on.

To the rear is an enclosed garden which enjoys a great deal of privacy and has been designed for ease of maintenance with stone chipped surfaces, paved terraced areas and raised beds, there is also a Summer house which has power and light laid on.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors).



Total area: approx. 60.2 sq. metres (648.0 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.