





The Property Specialists

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55 Ashcourt Drive, Hornsea HU18 1HF
Offers in the region of £285,000

- True Bungalow
- Super Location
- Three Bedrooms
- Lounge & Dining Room
- Sun Room
- Delightful Gardens
- West Facing to Rear
- Great Deal of Privacy
- Plenty of Parking
- Energy Rating - D

LOCATION

This property fronts onto Ashcourt Drive which leads from Eastgate and enjoys a lovely westerly aspect to the rear with a great deal of privacy.

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:

ENTRANCE HALL

With UPVC front entrance door and matching side panel, one central heating radiator and an archway leading to an inner hall which has built in storage cupboards and doorways to the bedrooms.

LOUNGE

12'10" x 14'4" (3.91m x 4.37m)
With an electric fire set in a marble hearth and inset with surround, French doors to the rear garden, one central heating radiator and open archway to

DINING ROOM

9'6" x 9'4" (2.90m x 2.84m)
With one central heating radiator and open arch to

SUN ROOM

9'6" x 6'7" (2.90m x 2.01m)
With picture windows overlooking the rear garden and enjoying a pleasant westerly aspect.

KITCHEN

10'1" x 10'6" (3.07m x 3.20m)
With a good range of base and wall units incorporating work surfaces with tiled splashbacks and an inset one and a half bowl sink unit, space for a fridge freezer, built in double oven and split level hob with cooker hood over, built in dishwasher, down lighting to the ceiling along with beams, laminate flooring and UPVC door to:

UTILITY PORCH

4'6" x 13'8" (1.37m x 4.17m)
With a pitched polycarbonate covered roof, front and rear Upvc doors, built in cupboards with work surfaces and incorporating plumbing for an automatic washer under and space for a tumble dryer.

BEDROOM 1 (front)

10'10" x 10'6" (3.30m x 3.20m)
With fitted wardrobes incorporating top storage cupboards, bow window to the front and one central heating radiator.

BEDROOM 2 (front)

9'7" x 10'10" (2.92m x 3.30m)
With fitted wardrobes and one central heating radiator.

BEDROOM 3 (side)

9'3" x 6'10" (2.82m x 2.08m)
With a fitted desk and shelves above and one central heating radiator.

SHOWER ROOM/WC

5'4" x 6'10" (1.63m x 2.08m)
With a modern suite comprising of a corner shower cubicle with Mermaid boarded walls, a vanity unit housing the wash hand basin, low level WC, part tiling to the walls and a ladder towel radiator.

OUTSIDE

The property has a pleasant foregarden behind a dwarf walled frontage with a gravelled parking area and a paved driveway leads along the side of the property to meet a single garage with up-and-over main door and side personal door, power and light laid on.

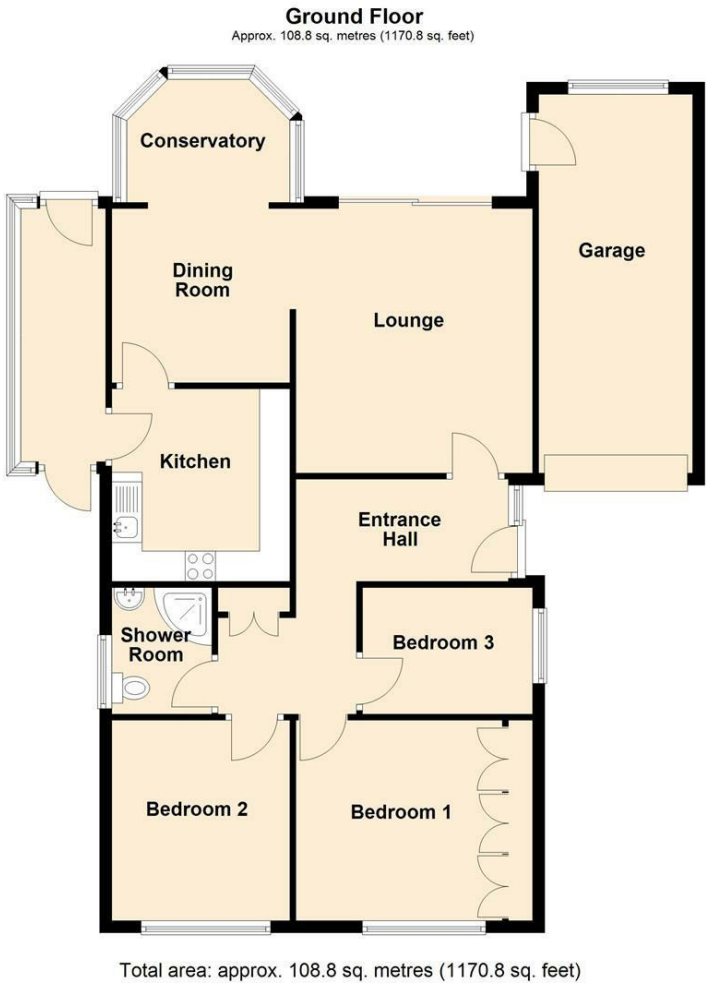
To the rear is a particularly pleasant garden which enjoys a great deal of privacy along with a westerly aspect and has a lawn, a block paved patio and mature shrubs and planting, There is also a summerhouse, greenhouse and outside cold water tap.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor). There is no chain involved in the sale of this property.

COUNCIL TAX

The Council Tax Band for this property is Band D



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.