





The Property Specialists

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70 Tansley Lane, Hornsea HU18 1TS
Offers in the region of £299,950

- Detached house
- Cloaks/W.C.
- Master with en-suite
- Open views to front and rear
- 27ft Dining kitchen
- Four bedrooms
- Integral garage and parking
- Energy Rating - C

Enjoying a choice position towards the end of Tansley Lane with open views to the rear and a lovely southerly aspect with a great deal of privacy, the property offers spacious accommodation with a 27ft dining kitchen, conservatory and en-suite to a fitted master bedroom. Plenty of parking and garage.

Enjoying a particularly pleasant location on Tansley Lane with open views to the front and rear this four bedroomed detached home offers spacious accommodation with a superb modern dining kitchen, conservatory, en-suite to master bedroom, garage and plenty of parking.

LOCATION

This property enjoys a choice position on the fringe of Tansley Lane backing onto open fields with a southerly rear aspect. Tansley Lane leads of Rolston Road on the southern side of Hornsea.

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 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.

THE ACCOMMODATION COMPRISES

The accommodation has mains gas central heating via hot water radiators, Upvc double glazing and is arranged on two floors as follows:

GROUND FLOOR

CANOPY PORCH

With external light.

ENTRANCE HALL

6'3" x 18'3" (1.91m x 5.56m)
Composite front entrance door, with staircase leading off, ceiling cove and one central heating radiator.

CLOAKS / W.C.

With a white suite comprising of a wash hand basin with tiled splashback, low level w.c. and one central heating radiator.

LOUNGE

11'2" x 14'10" deepening to 16'8" (3.40m x 4.52m deepening to 5.08m)
Box bay window to the front which enjoys a pleasant outlook over an area of public space. There is a gas fire (currently capped off) with a marble hearth and inset and an Adams style surround. Two wall light points. Double opening doors to the kitchen and one central heating radiator.

DINING KITCHEN

27'6" x 9'2" (8.38m x 2.79m)
With an extensive range of fitted base and wall units incorporating contrasting work surfaces and matching splashbacks with an inset one and a half bowl stainless steel sink unit. Built-in oven and microwave oven above. A five ring gas hob with cooker hood over. Integrated dishwasher, plumbing for an automatic washing machine and integrated fridge. Built-in understairs cupboard and personal door to the garage. Downlighting to the ceiling and there is also a large breakfast bar, a column radiator and one central heating radiator. Double doors lead to :

CONSERVATORY

With a pitched polycarbonate covered roof and double glazed windows overlooking the rear garden and double French doors to the patio.

FIRST FLOOR

LANDING

With an access hatch leading to the roof space. Built-in storage cupboard and one central heating radiator.

MASTER BEDROOM (front)

11'3" widening to 14'9" x 14'3" (3.43m widening to 4.50m x 4.34m)
With a good range of fitted wardrobes and pleasant views to the front over mature trees and the public space. One central heating radiator and doorway to :

EN-SUITE SHOWER ROOM

6'3" x 6'9" (1.91m x 2.06m)
With a corner shower cubicle, pedestal wash hand basin and low level w.c. Part tiled walls and one central heating radiator.

BEDROOM 2 (rear)

11'3" x 10'0" (3.43m x 3.05m)
With one central heating radiator and some lovely views across adjoining fields.

BEDROOM 3 (front)

9'0" x 12'11" (2.74m x 3.94m)
With one central heating radiator.

BEDROOM 4 (rear)

8'8" x 9'0" (2.64m x 2.74m)
Currently used as an office. Enjoying lovely rural views and with one central heating radiator.

BATHROOM / W.C.

6'10" x 6'1" (2.08m x 1.85m)
With a modern suite comprising of a panelled bath with mixer taps and hand shower over and screen above. Vanity unit housing the wash hand basin and low level w.c. Ladder towel radiator.

OUTSIDE

The house incorporates a bock paved parking court which provides plenty of parking and leads to an integral garage.

To the rear is an attractive mainly lawned garden which enjoys a great deal of privacy, a southerly aspect and adjoins fields beyond. There is a paved terrace to the side of the conservatory, a garden shed, outside cold water tap and external lighting.

GARAGE

9'1" x 17'3" (2.77m x 5.26m)
With up and over main door, rear personal door to the kitchen, power and light laid on.

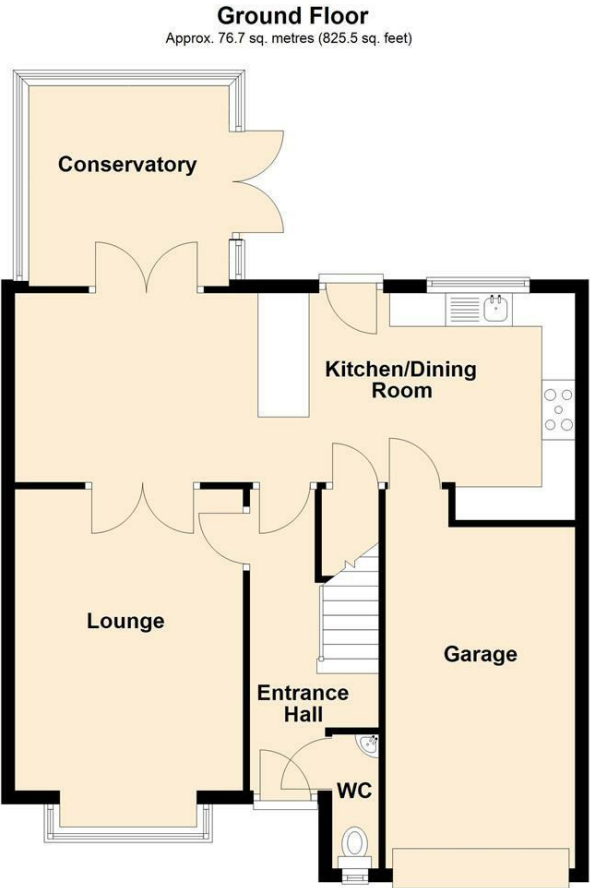
TENURE

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 E.

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.



Total area: approx. 137.4 sq. metres (1479.2 sq. feet)