



14 Ambaston Road, Hornsea, East Yorkshire, HU18 1HB

LEONARDS

SINCE 1884

- Immaculate Detached True Bungalow
- Breakfast Kitchen
- Front & Rear Gardens
- Viewing Highly Recommended - No Forward Chain

- Entrance Lobby
- Two Fitted Bedrooms. Shower Room
- Driveway

- Sitting Room/ Dining Room
- Gas Central Heating System. Double glazing
- Single Garage.

****IMMACULATE DETACHED TRUE BUNGALOW **** We feel deserves more than a passing glance. Internal inspection we feel should certainly not disappoint. Accommodation briefly comprising, entrance lobby, superb sitting/dining room together with a well equipped breakfast kitchen, two bedrooms with fitted wardrobes, shower room, gas central heating system, double glazing, front and rear gardens, driveway, single garage. No Onward Chain! VIEWING HIGHLY RECOMMENDED.

Offers In The Region Of £250,000



Location

Hornsea is a popular East Coast town, conveniently located approximately 11 miles from the market town of Beverley (B1242) and 14 miles from the city of Hull, the seaside resort of Bridlington and the market town of Driffeld. The historic and commercial centre of the town is Newbiggin, Market Place and Southgate being the service centre for the wider area and providing a good range of shops, services, entertainment, sporting and community facilities including Hornsea Freeport (formally Hornsea Pottery), Tesco Supermarket and the scenic Hornsea Mere.

Entrance Porch

Having double glazed entrance door with matching front and side windows, which in-turn gives access into the :

Entrance Lobby

Fitted cupboard that provides ample storage, coving to ceiling, radiator.

Sitting Room/ Dining Room

21'1" x 11'4" max (6.44m x 3.46m max)

A lovely sized room having double glazed windows to both front and side elevations. The focal point to this room, we feel is the attractive fireplace housing the coal affect fire , coving to ceiling, two radiators.,

Breakfast Kitchen

15'8" x 9'3" max (4.79m x 2.84m max)

This room we found to be very much the heart of the home, which has been fitted with a combination of wall and base units with matching work preparation area over. Fitted appliances include Neff four ring gas hob, with extractor hood over, electric oven, fridge, freezer, Bosch washing machine, sink unit with mixer tap, tiling to splashbacks, laminated flooring. Double glazed window to the rear elevation with double glazed door to the side, radiator.

Inner Hallway

Having doors which lead off into the individual rooms, loft access, coving to ceiling, radiator.

Bedroom One

15'8" x 11'1" (4.79m x 3.38m)

Extensive arrangement of fitted wardrobes which provides hanging and shelving space, matching top box storage cupboards over, dressing table with matching drawers and mirror. Further cupboard that houses the gas central heating boiler. Double glazed window to the rear elevation, coving to ceiling, radiator.

Bedroom Two

9'10" max x 9'1" (3.00m max x 2.79m)

Fitted with an arrangement of wardrobes with hanging and shelving space, matching top box storage cupboards. Dressing table with matching drawers and mirror above. Double glazed window to the side elevation, coving to ceiling, radiator.

Shower Room

6'7" x 5'5" (2.02m x 1.66m)

This room has been designed to maximise space with fitted cupboards and drawers. Independent shower cubicle, vanity wash hand basin with mixer tap, low level W.C. Heated towel radiator. Waterproof panelling to walls. Double glazed window to the side elevation. Tiled floor.

Outside

The gardens to the front and rear elevation of the property have been designed to provide easy maintenance. A pathway runs through to both sides of the property. The single garage has power and light laid on with personal side door. The driveway to the property proves ample parking.



Energy Performance Certificate

The current energy rating on the property is C (69)

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number HOR003014000 Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water, gas and electric are connected.

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

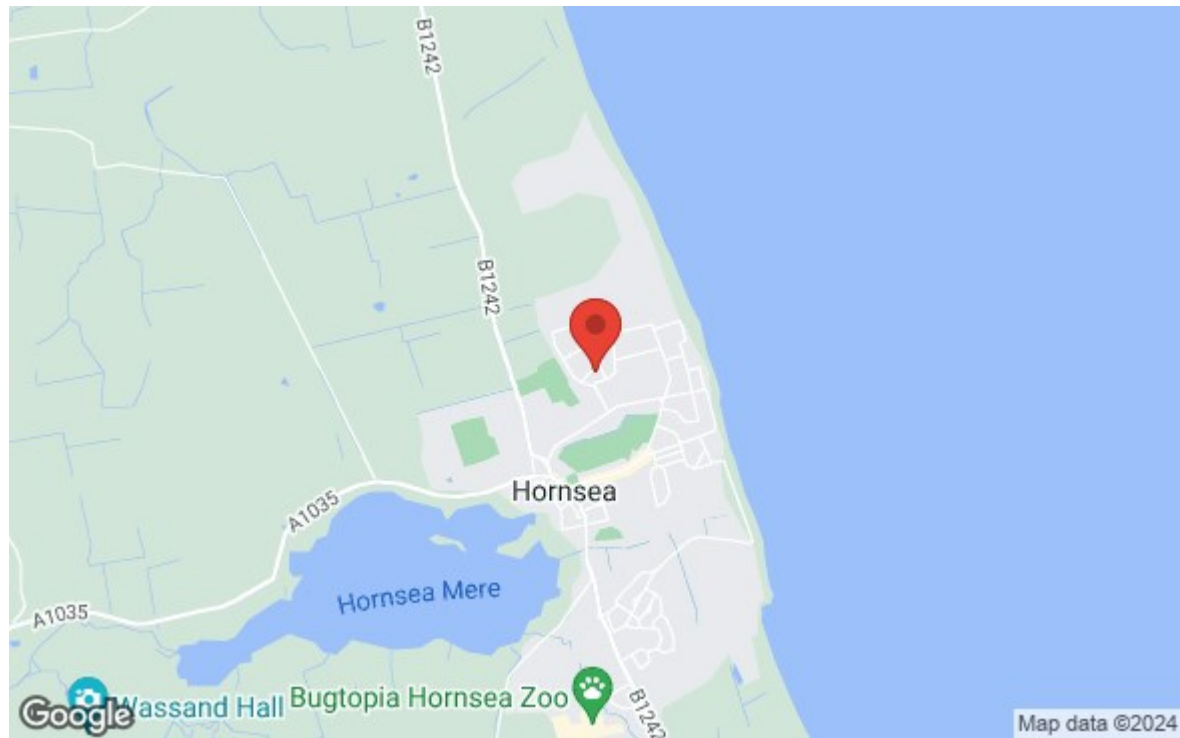
Personal Interest Declaration

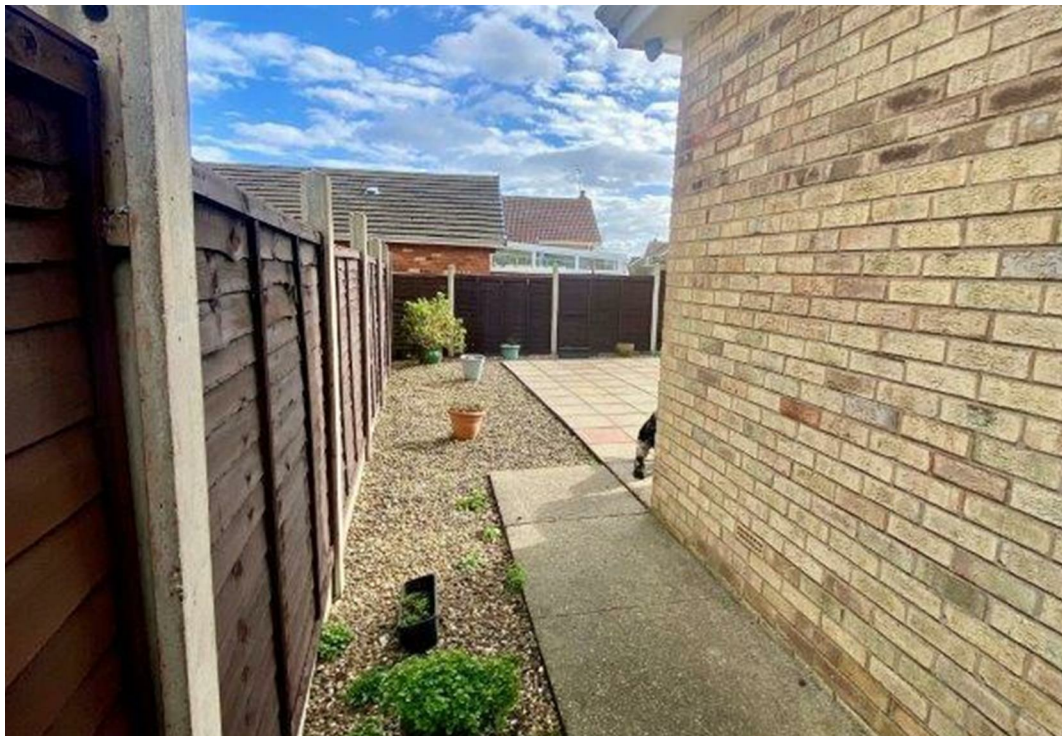
Under the Estate Agents Act 1979 we are obliged to advise that the seller of this property is an employee partner of Leonards.

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.





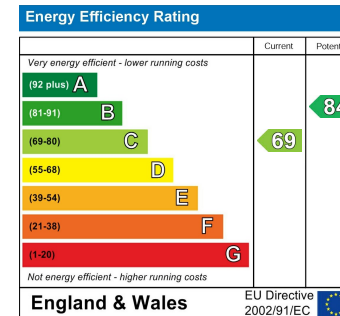
Ground Floor



Potential Layout for guidance purposes only.
Plan produced using PlanUp.

14 Ambaston Road, Hornsea

1. Money Laundering Regulations 2003 & Immigration Act 2014 : Intending tenants and permitted occupiers will be asked to produce identification documentation as part of the referencing process. 2. General: While we endeavour to make our letting particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: Where stated, these approximate room sizes or any stated areas are only intended as general guidance. 4. White Goods & Electrical Appliances: Where these are left in the property these can be used, however should any items require repair, or be beyond repair, the Landlord does not undertake to pay for repairs or to replace the items, except those which the Landlord is required to do by law. 5. Photographs: These may have been taken using a wide angle lens which also has the potential to make rooms look larger and may be representative of the property's accommodation historically and therefore viewing of the property is recommended before committing to being referenced and taking up a tenancy. 6. Leonards for themselves and their landlords of this property, whose agents they are give, notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective tenant. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.



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