



Southgate Hornsea, HU18 1RF

****ONE OF A KIND, THOSE VIEWS!**** Gorgeous views to the rear with the joy of being able to watch the sunsets over the Mere. This stunning, deceptively spacious property is sure to appeal to a multitude of buyers offering versatile accommodation over two floors. Beautifully presented and maintained by the current owners this property has many positive features including large kitchen, sunroom with eating space, lounge diner with patio doors bringing the garden in. There is a cloakroom and utility room within the sunroom which also has views to the rear. Upstairs are four good sized bedrooms and family bathroom. Outside offers a great plot in a great area with ample parking, gardens to front and rear and larger than average garage. Make sure to contact us for a viewing as you won't want to miss out. Call us on 01964 533343.

EPC Rating - D. Council Tax Band - D. Tenure - Freehold

£399,950

Entrance Porch

Conservatory style porch leading to the front door.

Entrance Hall

6'6" x 12'4" (2.00 x 3.77)

Double glazed entrance door, window to front, staircase to first floor with understairs cupboard, vinyl flooring and radiator

Study

11'8" x 9'8" (3.58 x 2.97)

Window to front, coving to ceiling, wooden mantle with tiled surround and radiator.

Kitchen

16'9" x 9'3" (5.11 x 2.82)

Two picture windows overlooking the garden. The heart of the home, this lovely kitchen offers a matching range of wall and base units with complimentary worktops and splash backs incorporating a ceramic 1 1/2 bowl sink unit with mixer tap, Rangemaster cooker with electric oven and multi burner gas hob plus extractor hood over, integrated dishwasher, space for fridge freezer, floor mounted boiler, coving to ceiling, vinyl flooring and radiator.

Sun Lounge

16'0" x 12'2" (4.88 x 3.72)

A light and airy space with windows and French doors plus separate door to the rear overlooking the garden and views. Feature window to front with opaque glass and 'Bistro' seating area. Vinyl flooring and radiator.

Cloakroom

5'7" x 3'9" (1.72 x 1.15)

Wash hand basin and high level wc with vinyl flooring.

Utility Room

6'5" x 5'8" (1.97 x 1.73)

Space for washing machine and vent for tumble dryer, this is a perfect space for all your laundry needs. With vinyl flooring.

Lounge Diner

21'7" x 12'0" (6.58 x 3.67)

Window to front, wooden mantelpiece with marble effect surround housing a dual fuel burner, coving to ceiling, television point and radiator.

First Floor Landing

10'1" x 3'7" (3.08 x 1.10)

Coving to ceiling, access to the roof space which has been boarded and insulated.

Master Bedroom

13'6" x 12'0" (4.12 x 3.66)

Window to front, fitted wardrobes, built in cupboard, coving to ceiling and radiator.

Bedroom 2

12'0" x 11'11" (3.66 x 3.65)

Window to front, fitted wardrobes, coving to ceiling and radiator.

Bedroom 3

12'2" to wardrobe front x 8'10" (3.73 to wardrobe front x 2.71)

Window to rear with views to the Mere, fitted wardrobes, coving to ceiling and radiator.

Bedroom 4

9'9" x 8'11" (2.98 x 2.73)

Window to rear with those views, built in cupboard, coving to ceiling and radiator.

Bathroom

8'0" x 4'10" (2.45 x 1.49)

Window to rear, white three piece suite comprising:- panelled bath with shower over, vanity unit with wash hand basin and low level wc, part tiled walls vinyl flooring, shaver point and ladder style radiator.

Garage

A larger than average detached garage which opens up into a good sized workshop at the rear. Up and over door with light and power points. Window to rear.

Front Garden

Pedestrian and vehicular access to the front with lawn and planted borders, large driveway leading to the garage with parking for several vehicles.

Rear Garden

Attractive westerly facing rear garden overlooking the Mere allowing sunset views. Lawned area and patio seating area. Greenhouse and gate to the front of the property.

Views

About Us

Now well established, our sales team at HPS Estate Agents are passionate about

property and are dedicated to bringing you the best customer service we can.

Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Prime location near to town centre
- Heart of the home kitchen
- West facing garden to the rear
- Garage, gardens and ample parking
- Four bedrooms and three reception rooms
- Viewing essential





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		62	80
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		