



## Quayles Mews

Southgate Hornsea, HU18 1AJ

\*\*\*\*EXCELLENT TOWN CENTRE LOCATION\*\*\*\* Boasting a contemporary design, this attractive two bedroomed bungalow offers good sized lounge, two bedrooms, kitchen, a convenient wet room, low maintenance gardens, and the added luxury of a carport. It combines comfort with accessibility at a great price. Nestled in a prime town centre location, this residence offers a harmonious blend of modern convenience and stylish living and caters to those seeking a comfortable yet low-maintenance lifestyle.

Benefitting from gas central heating, double glazing throughout and cavity wall insulation, this property is not to be missed as these rarely come to market and we expect high levels of interest. Call us now on 01964 533343 to book.

EPC Rating - C, Council Tax Band - B, Tenure - Freehold.

**£175,000**

### **Entrance Hall**

19'7" x 2'11" (5.98 x 0.90)

Double glazed entrance door leading to hallway, vinyl wood effect flooring and radiator.

### **Lounge**

13'11" x 10'1" (4.26 x 3.08)

A bright, airy yet cosy lounge boasting a large front facing window with double radiator, television point and a modern electric fire.

### **Kitchen**

11'0" x 6'2" (3.37 x 1.89)

A light, compact well equipped tiled kitchen with vinyl wood effect flooring and a double glazed full glass door and adjoining side window, that leads out to the rear garden. With white fitted wall and base units and complementary black work surfaces, a built in gas hob, electric oven and extractor hood. The sink unit and drainer is home to a mixer tap with space for a washing machine.

### **Master Bedroom**

14'0" x 10'2" (4.29 x 3.12)

The master bedroom is carpeted with a side window with radiator underneath has ample room for a double bed, there is also fitted wardrobes and dressing table.

### **Bedroom 2/Dining Room**

6'3" x 10'2" (1.92 x 3.10)

Carpeted second bedroom with front facing window with radiator under, could also be used as a dining room there is also ladder access to a partially boarded loft space.

- Excellent town centre location
- Well maintained

### **Wet Room**

White tiled ceiling to floor wet room with appropriate flooring homes a pedestal wash hand basin, low level WC, mirrored wall unit and shower with wet room closing low level doors and patterned shower curtains. Along with a window to the right allowing for good ventilation there is also an extractor fan and radiator.

### **Rear Garden**

The low maintenance rear garden partially paved and gravelled, with fenced boundaries keeping it private it can be accessed from the front of the property or from the kitchen. There is also a garage sized carport to the side of the property.

### **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.

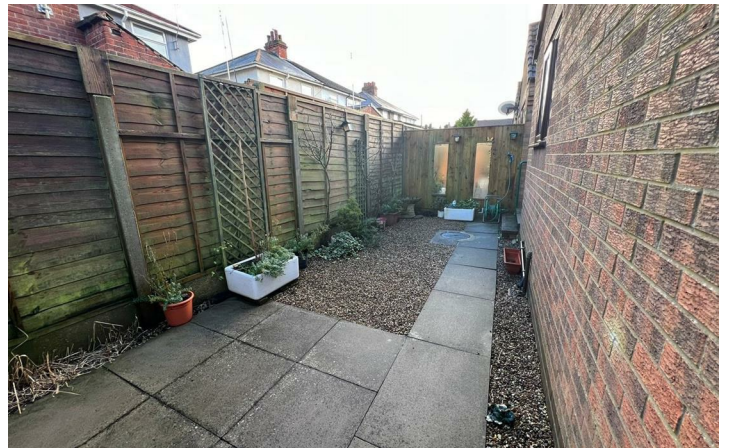
- Quiet residential area
- Cul-de-sac

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.

- No chain
- Viewing essential





## Floor Plan

**Floor Plan**  
Approx. 47.9 sq. metres (515.8 sq. feet)



Total area: approx. 47.9 sq. metres (515.8 sq. feet)

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) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">88</span>  <span style="font-size: 1.5em; font-weight: bold;">69</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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