



Chrystals Road Hornsea, HU18 1PJ

*****NO CHAIN INVOLVED*****ATTRACTIVE TRUE BUNGALOW IN A HIGHLY DESIRABLE LOCATION***** This spacious and airy bungalow embodies the essence of comfortable and convenient living in a highly desirable location. With its modern amenities, garage and parking, and spacious garden, it offers the perfect retreat for those seeking tranquility and convenience in a beloved neighborhood. Welcome home to your charming bungalow retreat. Briefly comprising:- Porch, hallway, lounge diner and kitchen, three bedrooms and shower room. Outside is ample parking, garage and gardens front and rear.
EPC Rating - Awaited, Council Tax Band - C, Tenure - Freehold.

£320,000

Entrance Porch

Double glazed entrance door, window to side and courtesy light.

Entrance Hall 14'4" max x 9'8" max (4.37 max x 2.96 max)

Large 'L' shaped hallway with doors to all rooms, loft access hatch with ladder and radiator.

Lounge Diner 22'3" narrows to 8'11" x 14'2" (6.79 narrows to 2.72 x 4.33)

Window to the front aspect and one to each side, wooden mantelpiece with tiled inset and hearth housing a living flame effect gas fire, television point, coving to ceiling, wall light points and two radiators.

Kitchen 14'4" x 11'9" (4.37 x 3.59)

Window to front and side, a range of high gloss wall and base units with worksurfaces over incorporating a 1 1/2 bowl sink unit., built in electric oven and hob, integrated dishwasher and under counter fridge, small cupboard and radiator

Bedroom 1 13'1" x 10'7" (4.00 x 3.25)

Window to rear and side, coving to ceiling, carpet and radiator.

Bedroom 2 10'7" x 8'7" (3.24 x 2.63)

French doors to rear and window to side, wall mounted electric fire - the room has been used previously as a smaller sitting room - coving to ceiling, carpet and radiator.

Bedroom 3 9'8" x 9'6" (2.97 x 2.90)

Window to side, coving to ceiling, carpet and radiator.

Shower Room 8'5" x 5'4" (2.57 x 1.63)

Two windows to side, white three piece suite comprising:- large step in

shower cubicle, vanity unit housing a wash hand basin and low level wc. Part tiled walls, vinyl flooring and radiator.

Garage

Attached garage with up ad over door, light and power points plus personal door to the rear garden.

Front Garden

Low maintenance garden to the front with pedestrian gate and double gates to the driveway that lead to the garage. Planted borders.

Rear Garden

Laid mainly to lawn with patio area, planted borders and mature shrubs, fenced boundaries, garden shed and summerhouse.

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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.

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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.

- **Highly desirable location**
- **Large lounge diner**
- **Attractive gardens**

- **Detached bungalow**
- **Modern kitchen and shower room**
- **Ample parking and garage**

- **Spacious and airy**
- **Three bedrooms**
- **Viewing highly recommended**





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			71 ➡ 86
(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		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	