



## Ranby Drive Hornsea, HU18 1SZ

\*\*\*A SUPERB SEMI DETACHED DORMER STYLE BUNGALOW \*\*\* OFFERING VERSATILE LIVING ACCOMMODATION WITH TWO BEDROOMS, MASTER WITH EN SUITE SHOWER ROOM AND A FURTHER DOUBLE BEDROOM ON THE GROUND FLOOR.

This Superb Semi Detached Dormer Bungalow offers tastefully styled, versatile accommodation. The welcoming hallway invites you in to view this lovely property with doors opening to the comfortable LOUNGE, KITCHEN ground floor SHOWER ROOM and BEDROOM TWO.

Outside there are attractive, easily maintained GARDENS to front and rear with the addition of a timber built SUMMER HOUSE/ WORKSHOP/GYM

EPC Rating C

Council Tax Band B

Tenure Freehold

**Asking Price £195,000**

### **Entrance Hall**

A welcoming hallway with doors opening to the ground floor accommodation.

### **Lounge**

13'1" x 11'10" (4.01 x 3.61)

A comfortable lounge with feature fire surround and inset living flame gas fire. Double glazed window to front elevation and central heating radiator.

### **Kitchen**

11'10" x 7'10" (3.61 x 2.39)

Fitted with a range of wall and base units with complimentary work surface and tiled splashbacks. Stainless steel sink unit with mixer tap, plumbed for automatic washing machine and dish washer.

### **Bedroom Two**

11'10" x 10'0" (3.61 x 3.05)

A double bedroom located on the ground floor with double glazed window overlooking the rear garden.

### **Shower Room**

6'2" x 6'0" (1.88 x 1.83)

A modern shower room with step in shower cubicle, low level W.C, and vanity wash basin with useful storage cupboard below.

### **Master Bedroom**

12'0" x 11'10" (3.66 x 3.61)

A double bedroom with double glazed window to side elevation and door into En Suite.

### **En Suite Shower Room**

6'0" x 5'10" (1.83 x 1.78)

Step in shower cubicle, pedestal wash basin and low level W.C.

### **Outside**

Front Garden Drive parking for one vehicle. Low maintenance pebbled area. Double gates at the side of the property leading through to the back garden. Back Garden : Small grassed area and paving and a large summer house which has a ramp to the access doors.

### **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.

- Semi Detached Property
- Comfortable Lounge
- Easily Maintained Gardens

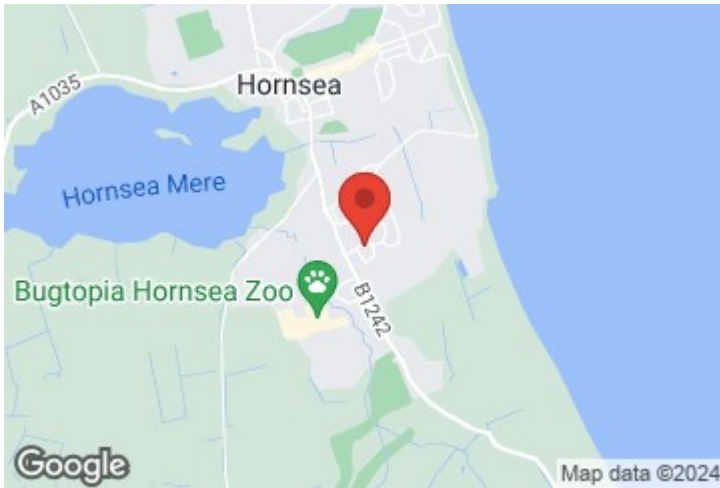
- Two Double Bedrooms
- Modern Kitchen
- Timber Summer House

- Master with En Suite Shower
- Ground Floor Shower Room





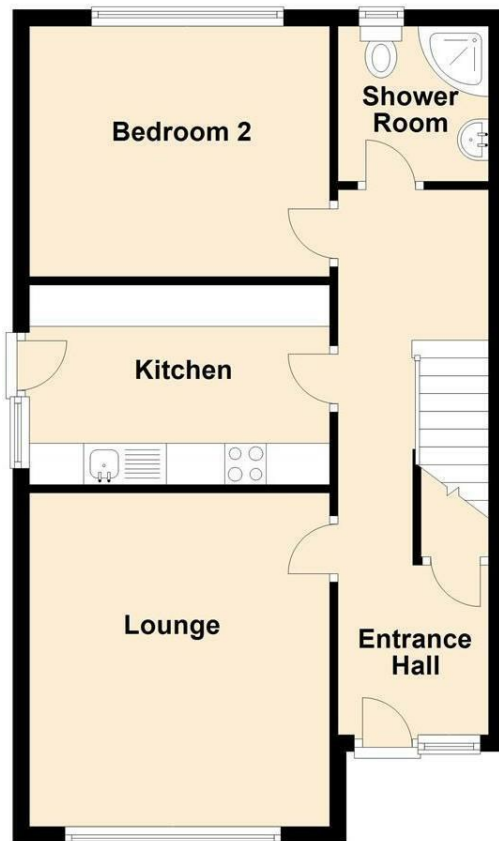




## Floor Plan

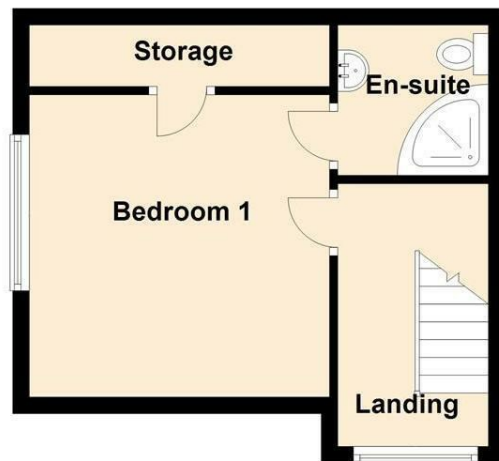
### Ground Floor

Approx. 51.5 sq. metres (554.7 sq. feet)



### First Floor

Approx. 26.0 sq. metres (280.2 sq. feet)



Total area: approx. 77.6 sq. metres (834.9 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>69</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 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>			
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