



Tansley Lane Hornsea, HU18 1TS

****POPULAR LOCATION, TRUE BUNGALOW****A very well presented and maintained detached bungalow with a good sized, private, south facing rear garden, garage and long driveway providing ample parking. A truly lovely property with recently updated kitchen, new boiler, new heating system, flooring, fibre connection, security system, part boarded loft space with lighting. Internally the property offers hallway with two sizeable storage cupboards, kitchen, lounge, conservatory, two bedrooms and bathroom. A full inspection is the only way to truly appreciate this great home so call us now on 01964 533343 to book your viewing.

EPC Rating - D, Council Tax Band - C, Tenure - Freehold

£249,950

Entrance Hall

15'10" x 3'6" (4.83 x 1.09)

Double glazed entrance door, coving to ceiling, radiator and two good sized storage cupboards.

Lounge

16'0" x 12'9" (4.88 x 3.90)

French doors to conservatory, marble fireplace housing a gas fire, coving to ceiling and ceiling rose, television and radiator.

Conservatory

13'1" x 11'6" (3.99 x 3.52)

Half wall and windows to sides and rear, French door to rear and tiled flooring.

Kitchen

14'0" x 7'10" (4.29 x 2.39)

Window to front, door to side, a range of matching wall and base units with work surfaces over, incorporating sink and drainer unit with mixer tap, new integrated large electric double oven and new separate gas hob with extractor over, space for washing machine, dishwasher and fridge freezer, part tiled walls and radiator.

Master Bedroom

13'9" x 9'10" (4.20 x 3.00)

Bay window to front, a range of fitted wardrobes with dressing table, bedside cabinets, carpet and radiator.

Bedroom 2

12'3" x 8'9" (3.74 x 2.69)

Window to rear, carpet and radiator.

Bathroom

7'3" x 5'6" (2.21 x 1.69)

Window to side, white three piece suite comprising... large step in shower cubicle, vanity unit with hand basin and wc. Fully tiled walls, extractor fan and radiator.

Front Garden

Landscaped garden to the front with attractive stone garden features and water feature, long driveway with space for four cars to the side leading to the garage. Low wall boundary to the front.

Rear Garden

Good sized, private, newly landscaped south facing garden, neatly presented with lawn, hedge and fenced boundaries with attractive well maintained planted border.

Garage

Detached Garage with roller door and ample light and power points.

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.

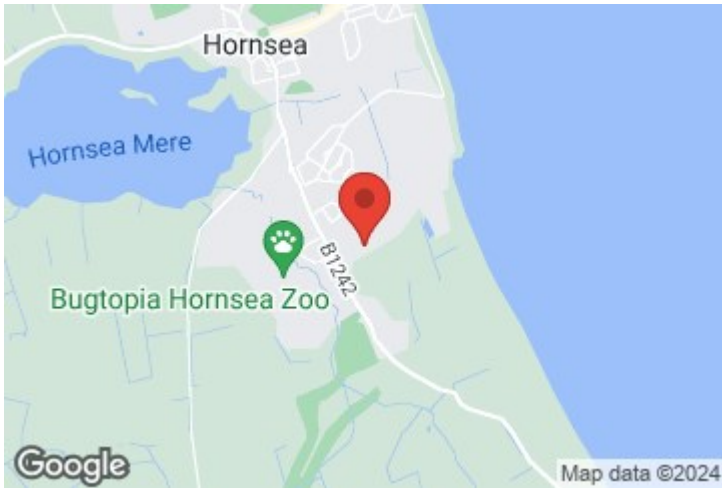
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Valuations

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.

- Popular location
- Lounge and conservatory
- South facing private gardens
- True bungalow
- Two bedrooms
- Separate garage and ample parking
- Beautifully presented and well maintained
- Shower room
- Viewing highly recommended





Floor Plan



Floor Plan

Floor area 76.0 sq. m. (818 sq. ft.) approx

Total floor area 76.0 sq. m. (818 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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			84
(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	