



Ashcourt Drive Hornsea, HU18 1HF

*****PERFECT PROPERTY TO PUT YOUR OWN STAMP ON***** Situated in a well-respected and sought-after area, this spacious four-bedroom detached home offers immense potential for those looking to create their dream residence. In need of some modernisation, the property features two reception rooms, kitchen, four bedrooms and two bathrooms plus gardens, parking and a garage, and is set on a generous plot. This substantial detached property provides an excellent opportunity to add personal touches and updates to transform it into a modern home. This property benefits from a quiet, friendly neighbourhood and is within easy reach of local amenities, schools, and transport links, making it an ideal setting for a lovely life. With no chain involved it makes a great option for your next home. Call us now to book a viewing on 01964 533343.

EPC rating - D, Council Tax band - C, Tenure - Freehold.

Asking Price £250,000

Entrance Hall 12'7" x 5'10" (3.86 x 1.79)

Entrance door and window, with staircase off and radiator.

Living Room 17'0" x 9'11" (5.20 x 3.03)

Window to front and rear, built in cupboard housing the boiler and radiator.

Lounge 17'0" x 12'3" (5.19 x 3.74)

Windows to front and side, door and window to rear, coving to ceiling, ornate wooden mantelpiece with marble effect inset and hearth housing a gas fire, television point and radiator.

Kitchen 10'5" x 9'10" (3.19 x 3.00)

Large picture window to front aspect, a range of matching fitted wall and base units with complimentary work surfaces and splashbacks over, larger than average sink unit and drainer with mixer tap, eye level electric double oven, space for electric cooker, space for dishwasher and fridge freezer, downlights and kickboard heaters.

Cloakroom

Low-level WC and wall mounted wash hand basin and radiator.

Inner Hall 6'5" x 5'6" (1.97 x 1.69)

Door to porch and radiator.

First Floor Landing

Access to roof space, built in cupboard housing the tank.

Master Bedroom 16'11" x 10'9" (5.17 x 3.30)

Windows to side and rear, built-in cupboard carpeted flooring and radiator.

Bedroom 2 16'7" x 10'4" (5.06 x 3.17)

Window to front, carpeted flooring and radiator.

Shower Room

Window to side and rear, step in shower cubicle, downlights and radiator.

Bedroom 3 9'11" x 9'6" (3.03 x 2.91)

Window to front and side, carpeted flooring and radiator.

Bedroom 4 10'7" x 7'0" (3.25 x 2.15)

Window to side aspect, built-in cupboard, carpeted flooring and radiator.

Bathroom 6'6" x 6'4" (2.00 x 1.94)

Window to front, white three piece suite comprising:- panelled bath with shower over, pedestal wash hand basin and low level WC plus radiator.

Front Garden

Laid mainly to lawn with planted borders and hedged boundaries, driveway to front leading to the garage.

Rear and Side Garden

Mainly laid to lawn with hedged boundaries, patio area, large shed and greenhouse. Gate to front garden.

Garage

Attached garage with up and over door, light and power laid on plus water connection and plumbing for washing machine.

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

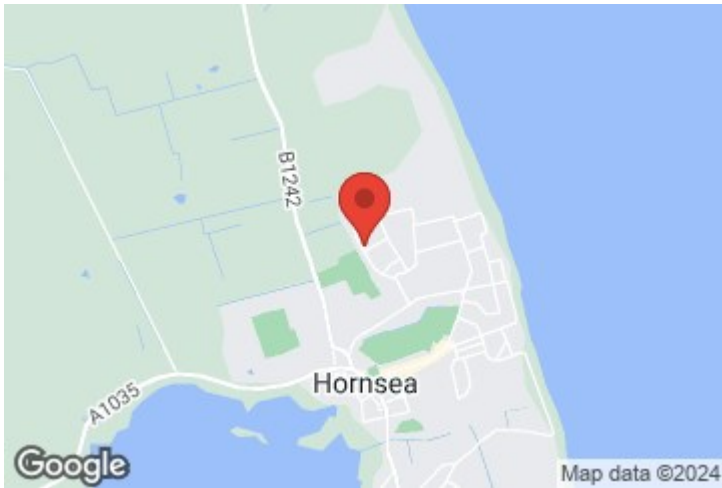
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Executive detached property
- Two reception rooms
- Parking and a garage

- Highly desirable location
- Four bedrooms, two bathrooms
- In need of some modernisation

- Spacious corner plot
- Gardens to three sides
- Viewing highly recommended





Floor Plan



Total area: approx. 156.1 sq. metres (1690.0 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) 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	EU Directive 2002/91/EC	65	77

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		