



The Birches

Hornsea, HU18 1TX

*****COMPETITIVELY PRICED WITH NO CHAIN***** This delightful two-bedroom semi-detached home offers a perfect blend of comfort and convenience. With a well-maintained interior, a spacious kitchen diner, and a west-facing rear garden, this property is an ideal choice for first-time buyers, small families, or downsizers. Nestled in a friendly neighbourhood, this charming home has been lovingly cared for and offers a warm and welcoming atmosphere. The property features a functional layout with bright, airy rooms and the west-facing aspect, providing plenty of natural light and a perfect spot for afternoon relaxation. Call Lisa, Claire or Donna now to book your viewing on 01964 533343.

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

Offers In The Region Of £165,000

Entrance Hall 4'2" x 3'8" (1.28 x 1.13)

Double glazed entrance door, window to side, staircase to first floor and radiator.

Lounge 13'1" x 9'7" (4.00 x 2.94)

Window to front, wooden fireplace with granite effect inset and hearth, understairs cupboard, television point and radiator.

Kitchen Diner 12'9" x 8'2" (3.89 x 2.50)

Door and window to rear, a range of fitted wall and base units with worktops over, sink unit and drainer plus mixer tap over. Electric oven and gas hob with extractor over, space for a washing machine or dishwasher, part tiled walls and tiled floor and new wall mounted boiler.

First Floor Landing 6'3" x 4'11" (1.91 x 1.51)

Window to side and access to roof space.

Bedroom 1 12'8" x 10'5" (3.88 x 3.20)

Two windows to the front, built in cupboard, carpet and radiator.

Bedroom 2 10'10" x 6'3" (3.31 x 1.91)

Window to rear, carpet and radiator.

- Tucked away location
- Two bedrooms
- Well maintained

Bathroom 6'3" x 5'7" (1.91 x 1.72)

Window to rear, coloured three piece suite comprising:- panelled bath with shower over, pedestal hand wash basin and low level wc. Part tiled walls and vinyl flooring, extractor fan and radiator.

Front Garden

Large area with gravelled area and parking, goes to the side of the property that has a carport and leads to the rear garden.

Rear Garden

West facing rear garden with lawned area, patio area to the rear of the house, fenced boundaries and storage shed.

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

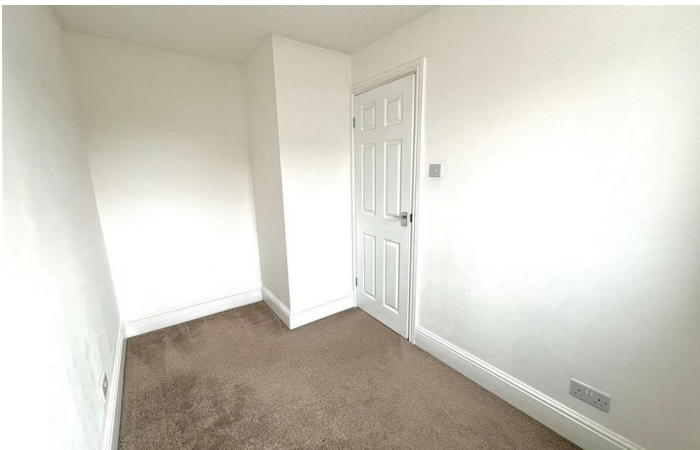
- Good sized semi detached property
- Ample parking
- Competitively priced
- Lounge and kitchen diner
- West facing rear garden
- Viewing highly recommended

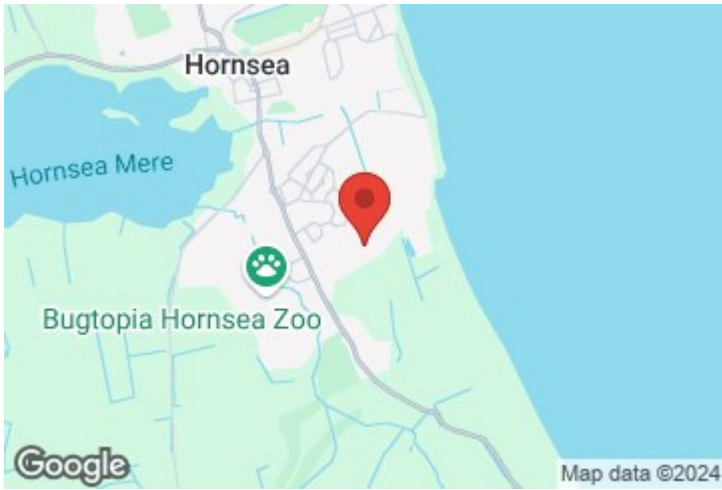
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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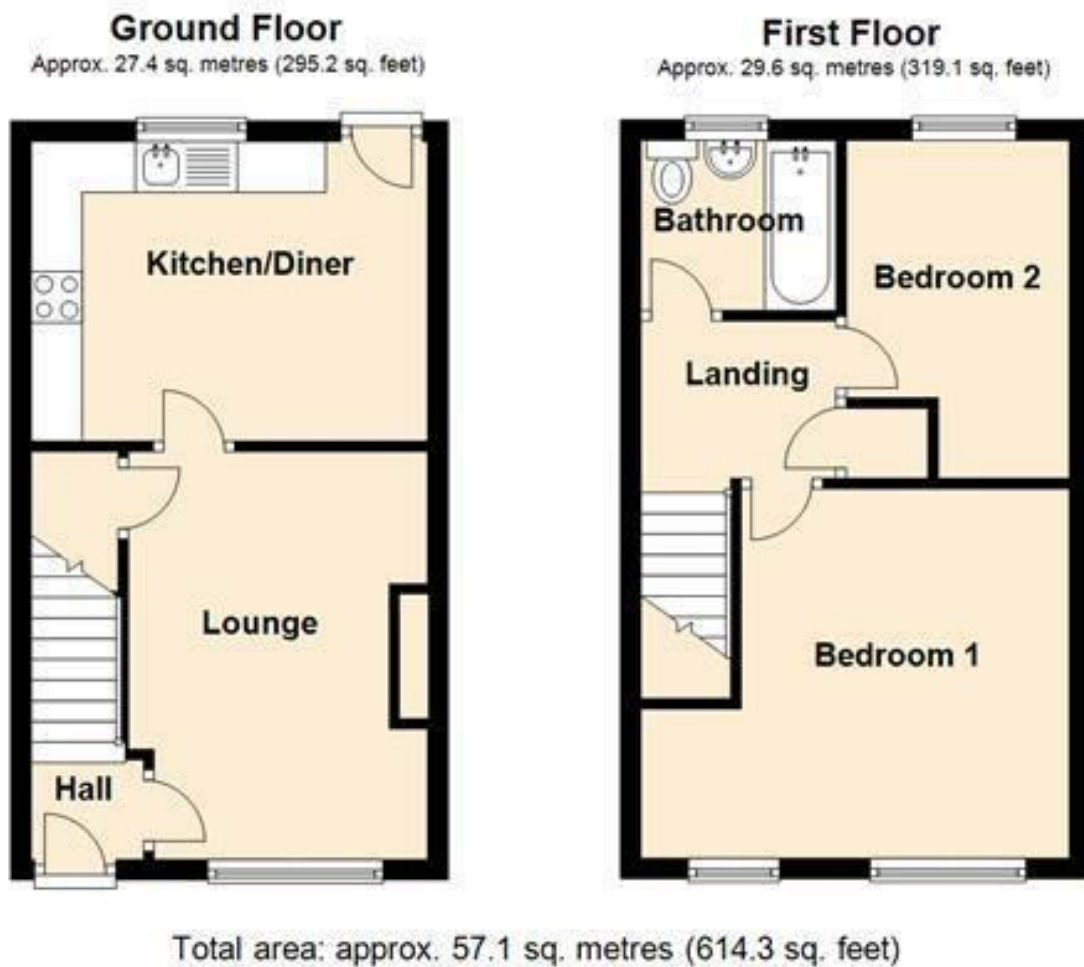
Valuations

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.





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			66
(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			90
(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	