



**Cheyne Garth
Hornsea
HU18 1BF**

£325,000



*****IMPRESSIVE EXECUTIVE DETACHED HOME WITH SPACIOUS INTERIORS AND NO CHAIN***** Situated in a sought-after location within the town of Hornsea on the East Coast of Yorkshire, which is served by both primary and secondary education and has a thriving town centre with independent shops and cafes, this lovely property boasts three reception rooms, four bedrooms, two bathrooms, and a conservatory. It resides in a quiet residential environment and has west-facing gardens with feature pond to the rear, ample parking, a double garage, and has plenty of space and flexibility. The versatile layout of this property, with three spacious reception rooms, allows for a variety of uses, including a living room, dining room, study, or playroom. Whilst in need of some updating, this property has great 'bones' and will serve anyone looking for a great family home in a beautiful location.

Call us now to book a viewing on 01964 533343 and speak to Lisa, Claire or Donna.

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

- Executive detached property
- Three reception rooms and conservatory
- Private west facing rear garden
- Popular location on Cheyne Garth
- Four bedrooms and two bathrooms
- Double garage and ample parking
- Versatile accommodation over two floors
- Good sized plot
- Viewing highly recommended







Entrance Porch

Double glazed entrance door.

Reception Hall 4.12 x 3.02 (13'6" x 9'10")

Entrance door into hallway, staircase to first floor with spindled bannister and understairs cupboard. Radiator.

Sitting Room 3.57 x 3.52 (11'8" x 11'6")

Bay window to the front, wooden mantelpiece with marble effect inset and hearth housing a gas fire, coving to the ceiling and radiator.

Dining Room 3.89 x 2.77 (12'9" x 9'1")

Patio doors to the rear garden and radiator.

Lounge 5.24 x 3.57 narrowing to 2.86 (17'2" x 11'8" narrowing to 9'4")

Patio doors to rear conservatory, wooden mantelpiece with marble effect inset and hearth housing a gas fire, television point and two radiators.

Conservatory 5.44 narrowing to 2.56 x 5.51 (17'10" narrowing to 8'4" x 18'0")

Large 'L' shaped conservatory, patio doors to the rear and windows to side and rear over a half wall.

Kitchen 3.65 x 2.79 (11'11" x 9'1")

Window to side, a range of fitted wall and base units with complimentary worktops and sink and drainer unit with mixer tap over. Electric oven and hob with extractor hood over, integrated dishwasher and undercounter fridge. Part tiled walls and radiator.

Utility Room 2.79 x 2.11 (9'1" x 6'11")

Window to front, wall and base units with work surfaces over and single bowl sink and drainer unit with mixer tap over. Space for a washing machine. Door to side.

Cloakroom 1.76 x 1.61 (5'9" x 5'3")

Window to side, wash hand basin and low level wc, vinyl flooring and boiler.

First Floor Landing 3.31 x 3.05 (10'10" x 10'0")

Half landing with eaves storage, built in cupboard with tank and radiator.

Master Bedroom 4.61 x 2.92 (15'1" x 9'6")

Window to rear aspect, fitted wardrobes, coving to ceiling, carpet and radiator.

En-Suite 1.80 x 1.68 (5'10" x 5'6")

Window to side, three piece suite comprising:- panelled bath with hand held shower over. pedestal hand wash basin and low level wc. Tiled walls, vinyl flooring and heated towel rail.

Bedroom 2 3.71 x 3.14 to wardrobe fronts. (12'2" x 10'3" to wardrobe fronts.)

Window to front, fitted wardrobes, coving to ceiling, carpet and radiator.

Bedroom 3 3.83 x 2.54 (12'6" x 8'3")

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

Bedroom 4 3.24 x 2.85 (10'7" x 9'4")

Window to rear, fitted wardrobes, coving to ceiling, carpet and radiator.

Bathroom 2.14 x 1.67 (7'0" x 5'5")

Window to side, white three piece suite comprising:-step in shower cubicle, pedestal hand wash basin and low level wc. Tiled walls, laminate flooring and radiator.

Front Garden

At the front of the property is a mainly gravelled area with block paved driveway to the double garage.

Double Garage 5.00 x 5.09 (16'4" x 16'8")

Detached garage with up and over door, light and power points.

Rear Garden

A west facing rear garden that is not overlooked at all, mainly laid to lawn with planting and feature fish pond.

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

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.

Ground Floor

Approx. 92.4 sq. metres (994.9 sq. feet)



First Floor

Approx. 60.4 sq. metres (650.3 sq. feet)



Total area: approx. 152.8 sq. metres (1645.2 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	71
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	83
(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	
EU Directive 2002/91/EC	

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