



## The Birches

Hornsea, HU18 1TX

\*\*\*\*\*KEY READY, BEAUTIFULLY PRESENTED PROPERTY\*\*\*\*\* This charming house boasts a large lounge, two bedrooms, and a bathroom, making it the perfect cosy retreat for anyone looking to settle down. Situated in a quiet location, this property offers a peaceful escape from the hustle and bustle of everyday life. As you step inside, you'll be greeted by a beautifully presented interior that is key ready, meaning you can move in and start enjoying your new home right away. The property also features parking, ensuring convenience for you and your guests. Whether you're looking for a first home, a place to downsize, or a peaceful holiday retreat, this house at The Birches has something to offer everyone. Don't miss out on the opportunity to make this lovely property your own! Call Lisa, Claire or Donna to book your viewing now on 01964 533343.

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

**£169,950**

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

Double glazed entrance door, to side, window to front, 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 plus mixer tap over. Electric oven and gas hob with extractor over, spaces for a washing machine, dishwasher and tumble dryer, 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.

- Key ready property
- Lounge and kitchen diner
- West facing rear garden

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

Window to rear, white 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 and leads to the rear garden.

### **Rear Garden**

Lawned area, patio area to the rear of the house, fenced boundaries and two storage sheds with electric.

### **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

- Beautifully presented
- Two bedrooms and bathroom
- Cul-de-sac

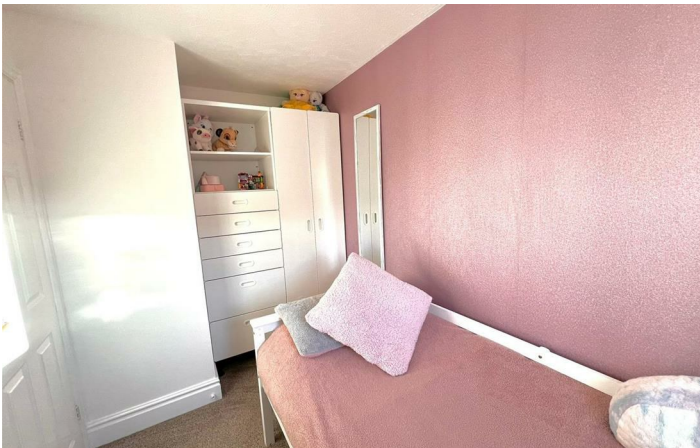
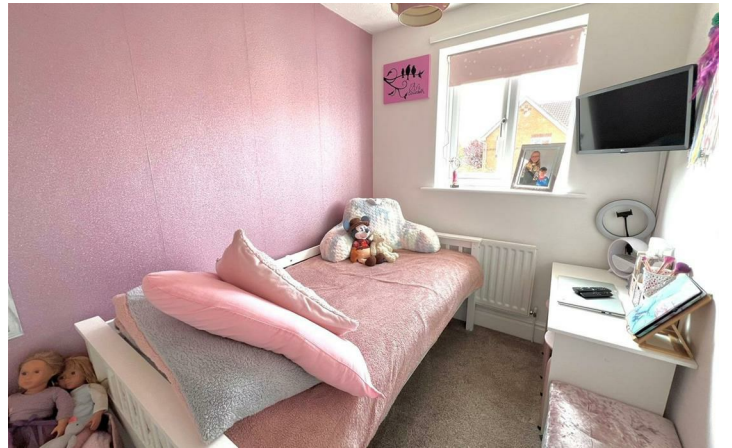
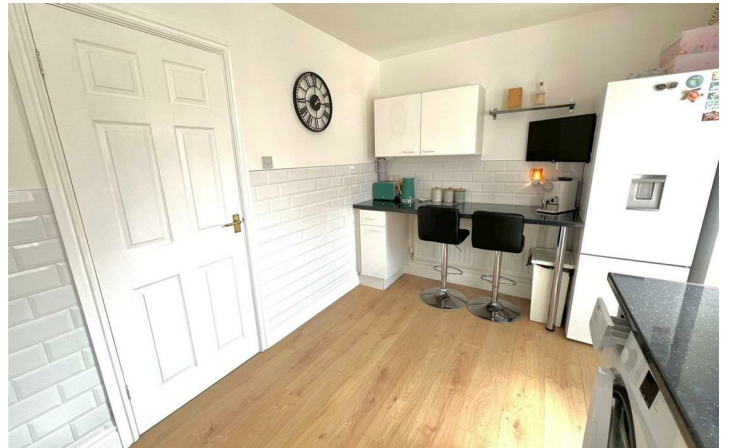
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

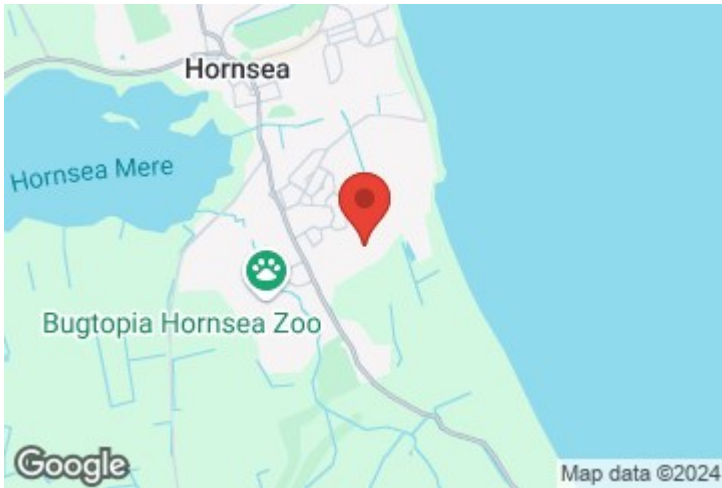
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### **Valuations**

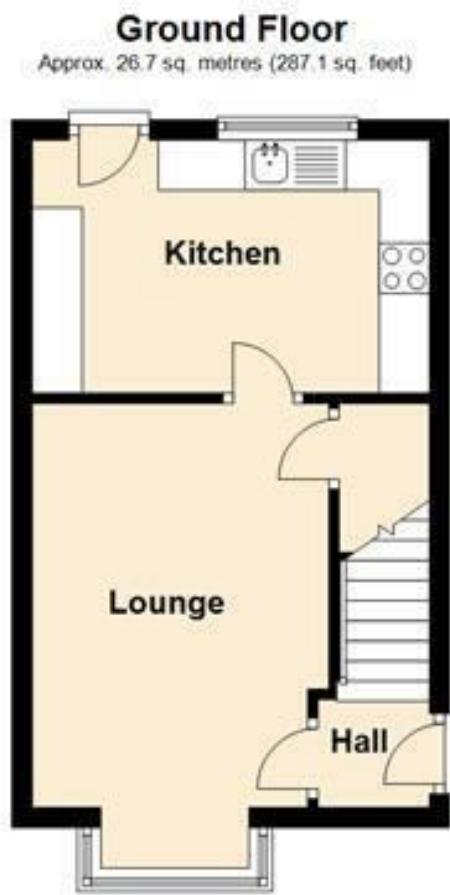
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Quiet location
- Parking
- Viewing essential





## Floor Plan



Total area: approx. 52.9 sq. metres (569.4 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) <b>A</b>			<b>88</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			
<b>England &amp; Wales</b>		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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