



## Loten Drive Hornsea, HU18 1JF

\*\*\*\*\*NO CHAIN - WELL PRESENTED HOME NEAR THE SEA\*\*\*\*\* This well presented terraced home offers bright and spacious interiors, ideal for families, singles, couples, or as a seaside retreat. With a fantastic location close to the seafront and amenities, it offers the perfect combination of comfort and convenience. The spacious kitchen diner is the heart of the home, offering plenty of room for cooking, dining, and socializing. It features three well-sized bedrooms, bathroom and downstairs cloakroom making it ideal for family living or guest accommodation. Each room is bright and airy and is tastefully decorated and it benefits from being not overlooked, providing a sense of privacy and tranquility, ensuring it's ready for you to move in and make it your own. Call us now to book your viewing on 01964 533343.

Current energy rating - C, Council Tax Band - A, Tenure - Freehold.

**£154,950**

### **Entrance Hall**

Double glazed entrance door to the hallway, staircase to the first floor, and radiator.

### **Cloakroom WC**

Window to the front, low level wc, wall mounted hand wash basin with tiled splashback and radiator.

### **Lounge 14'10" x 11'7" (4.53 x 3.55)**

Window to front aspect, wooden mantelpiece with tiled inset and hearth, coving to ceiling, laminate flooring and radiator.

### **Kitchen Diner 17'9" x 11'8" (5.43 x 3.57)**

Door and two windows to the rear aspect, a range of modern, white wall and base units with work surfaces over incorporating a single bowl sink unit and drainer, plumbing for washing machine, part tiled walls and radiator.

### **First Floor Landing**

Built in cupboard.

### **Bedroom 1 14'8" x 11'7" (4.49 x 3.55)**

Window to the front with some sea views, loft access hatch and electric storage heater.

### **Bedroom 2 11'7" x 10'10" (3.55 x 3.32)**

Window to the rear aspect and electric storage heater.

- Ideal first time buyer or investment property
- Lounge and large kitchen diner
- Not overlooked

### **Bedroom 3 9'1" x 8'7" (2.77 x 2.63)**

Window to front and electric storage heater.

### **Bathroom**

Window to the rear, shower cubicle, pedestal wash hand basin, low level wc and part tiled walls and radiator.

### **Front Garden**

Lawned area to the front with low fence and path to the front door.

### **Rear Garden**

Laid mainly to lawn with borders and fenced boundaries, pedestrian access to the rear and brick built 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

All measurements have been

- Some sea views from the upper floor
- Three bedrooms and bathroom
- On street parking

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**

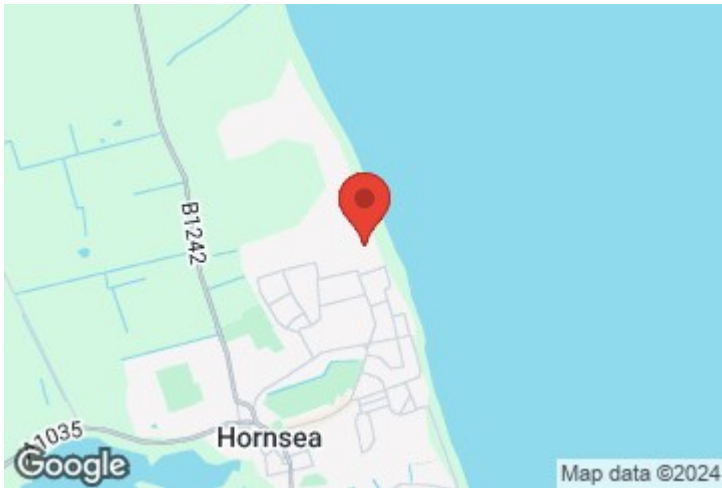
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Well presented terraced property
- Gardens to front and rear
- Viewing highly recommended

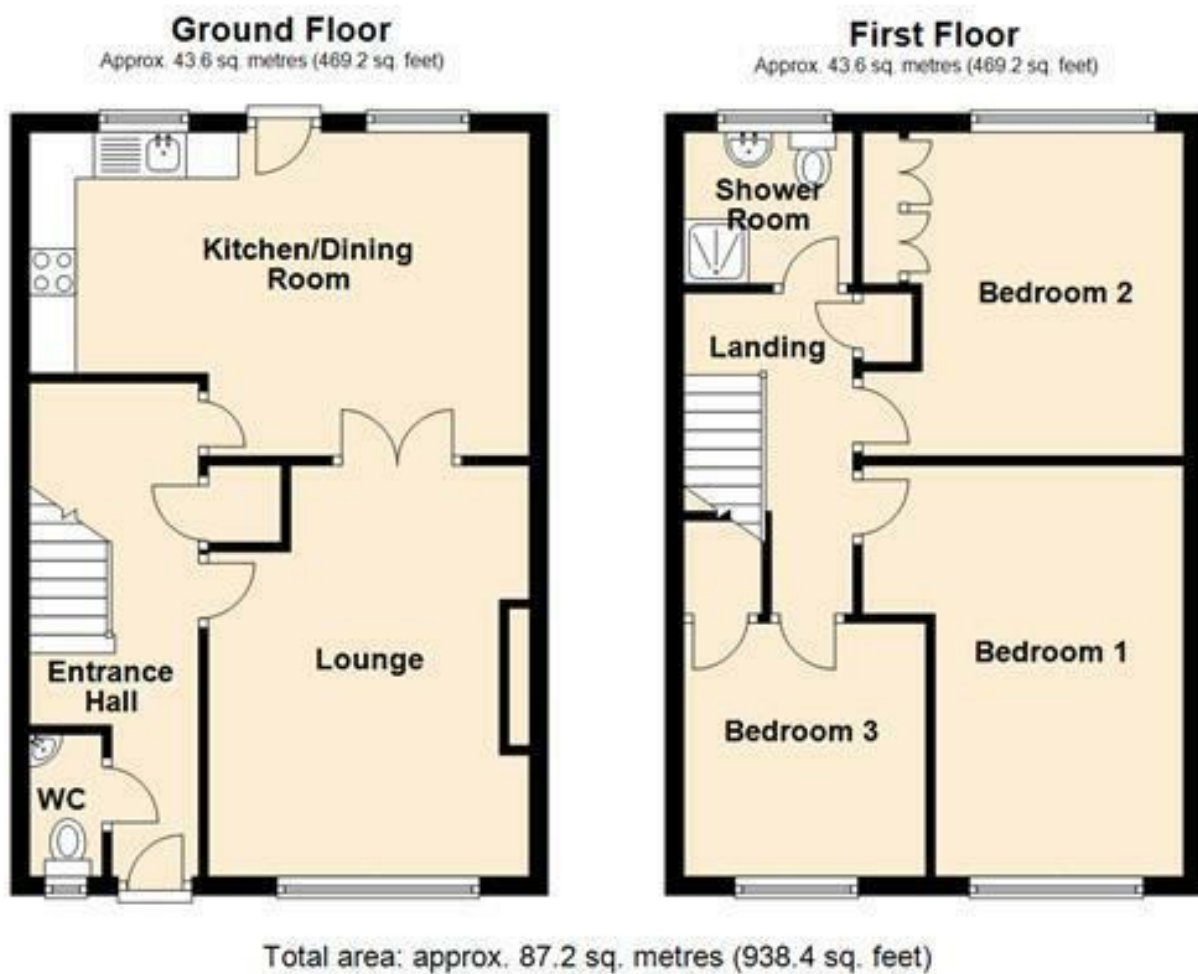








## Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</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>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	