



Cygnets Close Hornsea, HU18 1LE

Welcome to Cygnets Close, Hornsea - a truly spectacular location to call home! This charming house boasts three bedrooms, perfect for a growing family or those in need of extra space. The lounge diner is ideal for entertaining guests or simply relaxing after a long day. The fully fitted kitchen is a dream for any aspiring chef, offering both functionality and style. Situated in this sought-after area, you'll enjoy the tranquillity of the surroundings while still being close to all amenities. Don't miss out on the opportunity to make this house your own and experience the best of Hornsea living! Call Lisa, Claire or Donna for your viewing on 01964 533343.

Current energy rating - awaited, Council tax band - C, Tenure - Freehold

Offers In The Region Of £225,000

Entrance Porch 3'8" x 4'7" (1.14 x 1.41)

Double glazed entrance door with a window to the side plus a coat rail and a radiator.

Lounge Diner 23'1" x 10'7">9'10" (7.06 x 3.24>3.0)

A wow factor as you enter the tastefully dressed room with laminate flooring. Windows to the front and rear create a light airy feel to this room. A spindled staircase leads to the first floor.

Kitchen

A well organized room boasting integrated appliances; washing machine, fridge, freezer, electric oven and hob. Part tiled walls compliment the stylish white high gloss units with work surfaces, sink unit with a drainer and mixer tap. A built in cupboard plus a door leading to the back garden.

First Floor Landing 11'10" x 6'6" (3.63 x 2.0)

The spindled banister plus staircase is a feature of the landing along with the decor. It has doors leading to the bedrooms and the bathroom plus an airing cupboard.

Master Bedroom 14'2" x 8'7">7'2" (4.32 x 2.62>2.19)

Fitted wardrobes are the focus in this room plus views of the rear garden. Carpeted flooring as well as a radiator creates a warm room.

En-suite 4'8" x 7'2" (1.43 x 2.20)

A step in shower cubicle with vinyl flooring, pedestal handwash basin also a low level W.C. Part tiled walls enhance this En-suite.

Bedroom 2 10'4" x 8'7" (3.17 x 2.64)

A beautifully designed room with a window to the front plus radiator. Carpeted flooring oozes comfort.

Bedroom 3 8'7" x 8'7" (2.64 x 2.64)

A delightful room with a window to the front of the house. A radiator and carpeted flooring. This room is simply beautiful.

Bathroom 7'2" x 5'5" (2.20 x 1.66)

White 3 piece suite consisting of a paneled bath, pedestal handwash basin plus a low level W.C. Vinyl flooring plus part tiled walls create a practical family bathroom.

Front Garden

A driveway leading to the garage with parking. Mainly lawned with path and a ornamental tree as well as shrubbery borders.

Garage

An integral garage with an up and over door plus light, power points and sockets.

Rear Garden

A haven of peace with mainly lawned garden surrounded with easy to maintain borders and shrubs. The graveled path leads to the decking area plus a gate to the storage shed. The side gate leads to the front of the house and detached garage.

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 -

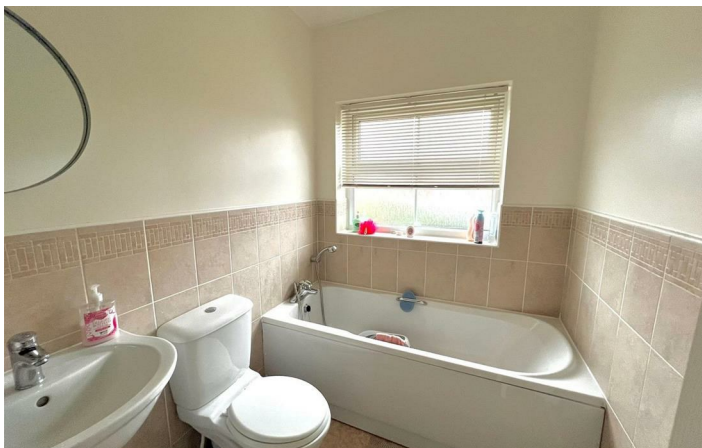
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

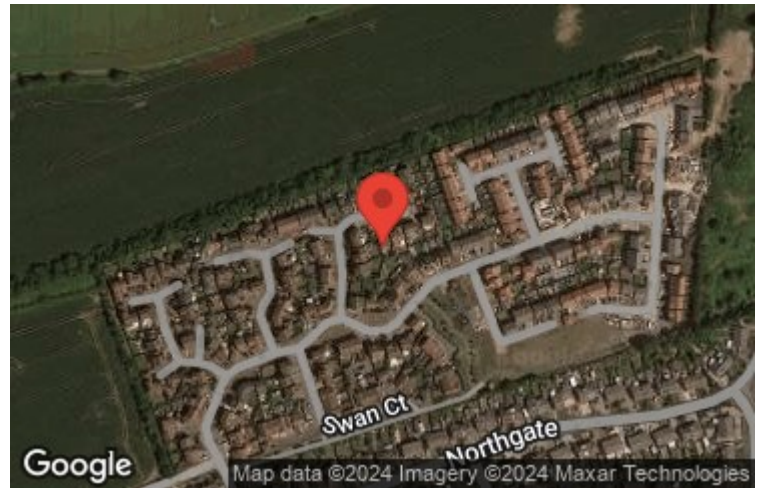
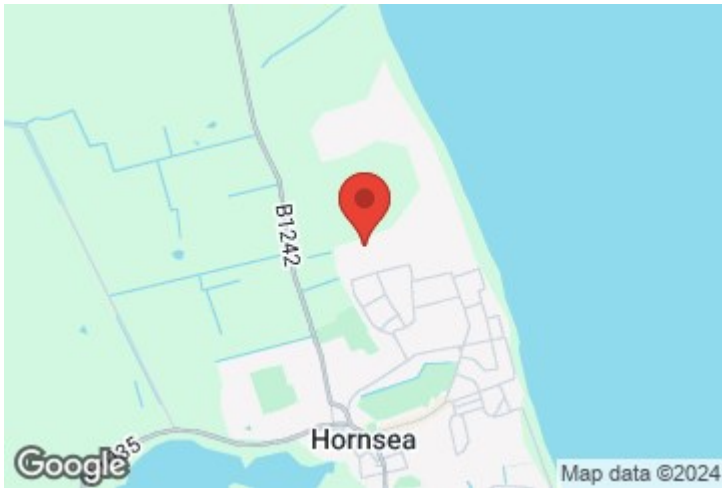
Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 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.

- Key ready amazing family home
- Open plan living/dining area
- Parking and garage
- Sought after location
- Good sized bedrooms
- Easy to maintain south facing rear garden
- Beautifully decorated
- Bathroom and en-suite toilet and basin
- Viewing highly recommended

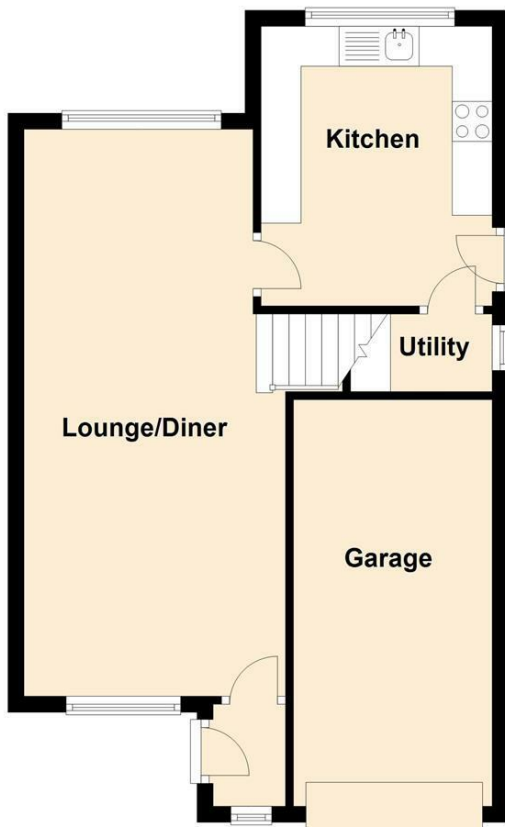




Floor Plan

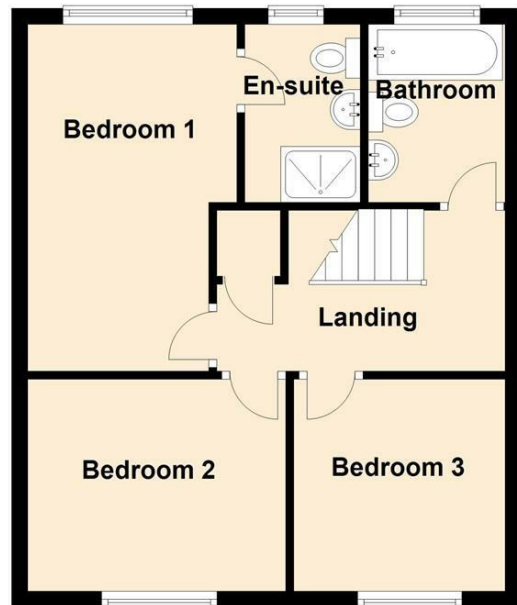
Ground Floor

Approx. 50.1 sq. metres (539.3 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



Total area: approx. 92.5 sq. metres (995.6 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	

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	