



Ashcourt Drive Hornsea, HU18 1EN

*****QUIRKY, SPACIOUS DETACHED PROPERTY IN A HIGHLY REGARDED LOCATION***** This well-presented detached home provides a perfect blend of spacious living areas and distinctive charm. Located in an established and sought-after neighbourhood with a friendly community feel and easy access to local amenities, the property is ideal for couples, families, including extended families or those looking for a home with plenty of room to grow. The west-facing gardens offer a serene space to relax, while the sunroom and shed add to the property's appeal.

Don't miss out—book a viewing today to experience this delightful home in person!

Current Energy Rating - D, Council Tax Band - D, Tenure - Freehold.

£300,000

Entrance Porch

Conservatory style porch. Double glazed entrance door, windows to front and side with courtesy light and vinyl flooring.

Reception Hall 14'5" x 8'0" to back of cupboards (4.40 x 2.45 to back of cupboards)

Double glazed entrance door, two windows to front, staircase to the first floor, two built-in cupboards, one houses a laundry area, cushion vinyl flooring and radiator.

Living Room 25'5" x 11'10" max (7.75 x 3.62 max)

A bright room with four windows; one to front and rear and two to the side, coving to ceiling, log burner style gas fire, television point, French doors to the rear, laminate flooring and two radiators.

Kitchen 13'10" into bay x 11'9" (4.23 into bay x 3.60)

A range a fitted wall and base units with complementary work surfaces over incorporating a single sink unit and drainer with mixer tap over, picture window in front with views over the rear garden, electric oven and gas hob with extractor hood over, space for a slimline dishwasher, part tiled walls, vinyl flooring and door to side inner hall.

Inner Hall

Door to downstairs bedroom and shower room plus external door to rear.

Bedroom 4 17'11" x 9'5" (5.47 x 2.88)

Converted from the garage, with window to front, fitted wardrobe, carpeted flooring and radiator.

Shower Room 7'9" x 6'3" (2.38 x 1.91)

Window to rear, white three-piece suite comprising:- step in shower cubicle, wall mounted wash hand basin and low-level WC. Built-in cupboard housing the

boiler, extractor fan, wet room flooring and ladder style radiator.

First Floor Landing 10'2" x 2'8" (3.10 x 0.82)

Window to front on the half landing, access to roof space at the top.

Master Bedroom 11'6" to wardrobe front x 10'2" (3.52 to wardrobe front x 3.10)

L shaped room with the smaller portion measuring 1.47 x 1.40 and currently used as storage as it has a separate door. Two windows to rear, fitted wardrobes and radiator.

Bedroom 2 11'10" x 11'7" (3.62 x 3.54)

Windows to side and rear, television point, laminate flooring and radiator.

Bedroom 3 8'9" x 8'5" (2.69 x 2.58)

Windows to front and side, laminate flooring and radiator.

Bathroom 6'3" x 5'4" (1.92 x 1.64)

Additionally 1.31x1.72. White four piece suite comprising:- panelled bath, step in shower cubicle, pedestal hand wash basin and low-level WC. Tiled walls, vinyl flooring, two windows to front, extractor fan and radiator .

Front Garden

Mainly laid to lawn with low wall boundary and hedged boundary, block paved driveway.

Rear Garden

Large, attractive, west facing rear garden laid mainly to lawn with planted borders, fence and conifer boundaries, garden shed with power and light, porcelain tiled patio area with greenhouse style sunroom. This has electric lighting and power. Further smaller shed to the side. Two flood lights, electric socket and outside tap.

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 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.

- Highly regarded, established location
- Quirky detached property
- Well presented and spacious throughout
- Reception hall and large lounge overlooking the garden
- Four bedrooms and two bathrooms
- Well appointed kitchen
- Attractive , west facing gardens to the rear
- Shed and sun room
- Viewing essential

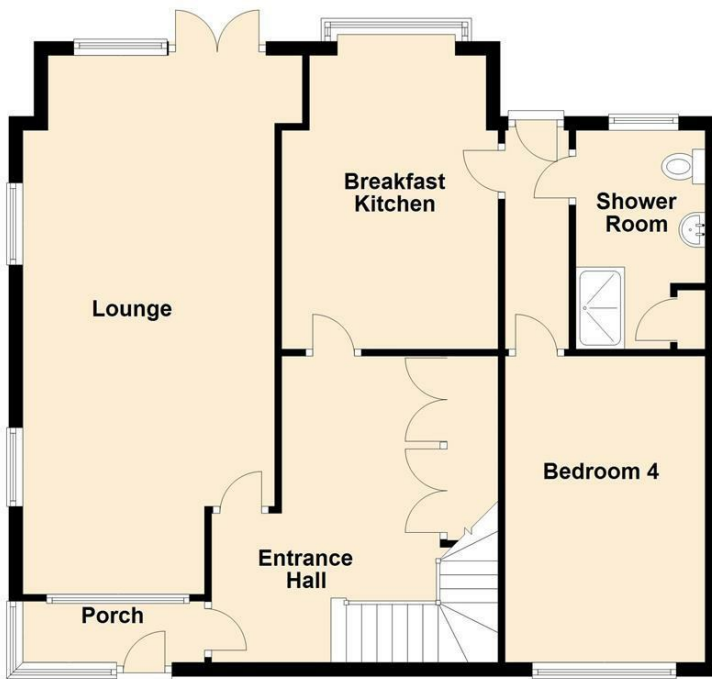




Floor Plan

Ground Floor

Approx. 82.1 sq. metres (883.3 sq. feet)



First Floor

Approx. 49.7 sq. metres (534.6 sq. feet)



Total area: approx. 131.7 sq. metres (1418.0 sq. feet)

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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	