



Lindale Avenue Hornsea, HU18 1RN

Welcome to Lindale Avenue, Hornsea - a charming location that could be the perfect setting for your new home! This lovely semi-detached bungalow offers not just a house, but a lifestyle. With ample space for entertaining or simply relaxing with your loved ones and two cosy bedrooms, you'll have plenty of room for a growing family or visiting guests. The property boasts a bathroom, ensuring convenience for all. One of the highlights of this true bungalow is the lounge diner and sun lounge, where you can bask in natural light and enjoy the changing seasons from the comfort of your own home. The low maintenance south-facing rear gardens are perfect for those with a green thumb or for simply soaking up the sun on lazy afternoons. Located in a lovely area, this property offers not just a house, but a home. With a viewing highly recommended, don't miss out on the opportunity to make this bungalow your own slice of paradise in Hornsea.

Current energy rating - D, Council Tax Band - C, Tenure - Freehold

£179,950

Entrance Porch

Conservatory style entrance porch with room for storage.

Entrance Hall

Double glazed door into hallway with loft access and radiator.

Lounge 17'3" x 11'5" (5.27 x 3.48)

Picture window to front wooden mantelpiece with tiled hearth housing and electric fire, television point and radiator.

Sun Lounge 11'6" x 7'11" (3.53 x 2.43)

Windows to side and rear, laminate flooring and radiator.

Kitchen 14'1" x 8'8" (4.31 x 2.65)

Windows to front and side, a range a fitted base unit with worksurface is over sink unit and drainer with mixer tap over, large ladder cupboard electric double oven and electric hob with extractor hood over space for washing machine and space for dishwasher under counter fridge space, laminate flooring. and radiator.

Master Bedroom 13'4" x 9'10" (4.08 x 3.02)

Master bedroom 4.08x3.02 Window to fitted wardrobes and dressing table and laminate flooring.

Bedroom 2 9'3" x 10'3" (2.84 x 3.14)

Door to sun lounge, window to television point laminate flooring and radiator.

Bathroom

Bathroom 1.86x1.66 window to side, coloured three-piece suite comprising panelled bath with electric shower over, pedestal hand wash basin and low-level WC. Tiled

walls, extractor fan wooden flooring and radiator.

Front Garden

Large gravel parking area, planted areas, fenced boundaries and pedestrian gate to back garden.

Rear Garden

Low maintenance south facing rear garden, with raised beds, fenced boundaries, garden shed and greenhouse.

Garage 16'5" x 8'7" (5.01 x 2.64)

Detached garage with double transfer doors, light and power laid on

About Us

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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 location
- Lounge diner and sun room
- Attractive low maintenance gardens
- Semi detached true bungalow
- Well appointed kitchen
- South facing and private to the rear
- Beautifully renovated
- Two bedrooms
- Viewing essential





Floor Plan

Floor Plan

Approx. 69.9 sq. metres (752.5 sq. feet)



Total area: approx. 69.9 sq. metres (752.5 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 87 </div>
(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	