



## Tansley Lane Hornsea, HU18 1TS

\*\*\*\*\*EXECUTIVE DETACHED FAMILY HOME IN THE POPULAR TANSLEY LANE LOCATION\*\*\*\*\* This delightful detached house offers a perfect blend of comfort and practicality. The two well-appointed reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings with friends and family. With four spacious bedrooms, this property is ideal for families or those seeking extra space. One of the standout features of this home is the stunning countryside views that can be enjoyed from the rear of the property. The south-facing rear garden is a true gem, allowing for plenty of sunlight throughout the day, making it an excellent space for gardening, outdoor dining, or simply soaking up the sun. Additionally, the property boasts ample parking, a valuable asset in today's busy world, ensuring convenience for you and your guests. This home is not just a place to live; it is a sanctuary where you can unwind and appreciate the beauty of the surrounding landscape. With its ideal location, spacious interiors, and lovely outdoor space, this property on Tansley Lane is a wonderful opportunity for anyone looking to embrace a peaceful lifestyle in Hornsea. Don't miss the chance to make this charming house your new home.

Current Energy Rating - awaited, Council Tax Band - E, Tenure - Freehold.

**£250,000**

### **Entrance Hall 5.55x1.93**

Door into hallway, laminate flooring, stairs to first floor with under stairs cupboard and radiator.

### **Cloakroom**

Window to front, vanity unit with hand wash sink and low-level WC.

### **Lounge 14'10"×14'6" (4.53×4.43)**

Square bay window to the front, wooden mantle piece with marble effect inset and hearth, housing a flame effect gas fire. Double doors to the dining room.

### **Dining Room 11'2" x 9'2" (3.42 x 2.81)**

French doors to the rear of the property and laminate flooring plus radiator

### **Kitchen 11'4"×9'0" (3.47×2.75)**

Window to rear, a range of matching wall and base units with complementary work surfaces over, a composite one and a half bowl sink and drainer unit with mixer tap, space for a washing machine and dishwasher, integrated electric oven and gas hob with extractor over, internal door to the garage open arch to utility room.

### **Utility Room**

Door to rear.

### **First Floor Landing**

Built in cupboard housing the water tank and radiator.

### **Master Bedroom 14'8" narrowing to 11'2"×12'3" (4.48 narrowing to 3.42×3.75)**

Window to front, a range fitted wardrobes and bedside cabinets plus radiator.

- Popular residential location
- Kitchen and utility room
- Not overlooked at the rear

### **Ensuite 6'11"×6'3" (2.13×1.93)**

Window to front step in shower cubicle pedestal hand wash basin and low-level WC vinyl flooring and radiator.

### **Bedroom 2 12'11"×9'1" (3.95×2.77 )**

Window to front and radiator

### **Bedroom 3 11'3" x 10'0" (3.45 x 3.05)**

Window to rear with views over open countryside and radiator.

### **Bedroom 4 9'1" x 7'0" (2.77 x 2.15)**

Window to rear, again with views, built-in cupboards plus radiator.

### **Family Bathroom 6'9" x 6'0" (2.08 x 1.85)**

Window to rear, panelled bath with shower over pedestal hand wash basin and low-level WC vinyl flooring and radiator.

### **Front Garden**

Gravel parking area with low hedges and driveway to single integral garage.

### **Garage 10'6" x 9'1" (3.22 x 2.78)**

Up and over door with power and lights laid on central heating boiler.

### **Rear Garden**

South facing rear garden with views across open countryside, mainly laid to lawn with patio area, planted borders fenced boundaries and garden 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

- Executive detached home
- Four beds, two bathrooms
- South facing gardens with views

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 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**

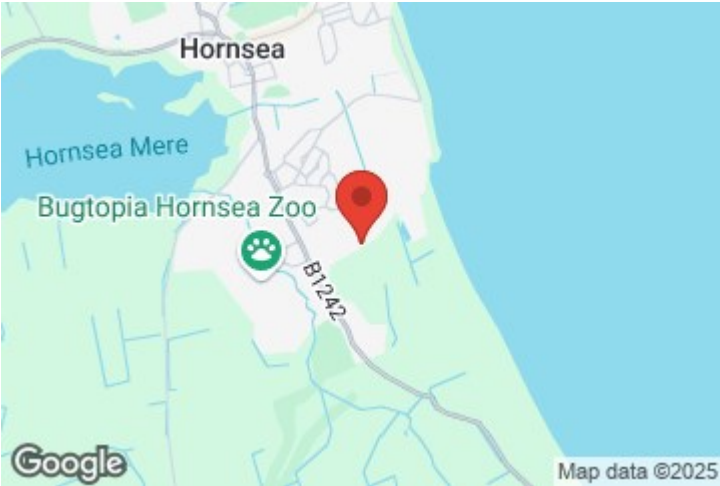
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Two reception rooms
- Integral garage and ample parking
- Viewing highly recommended









Floor Plan

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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC