



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.

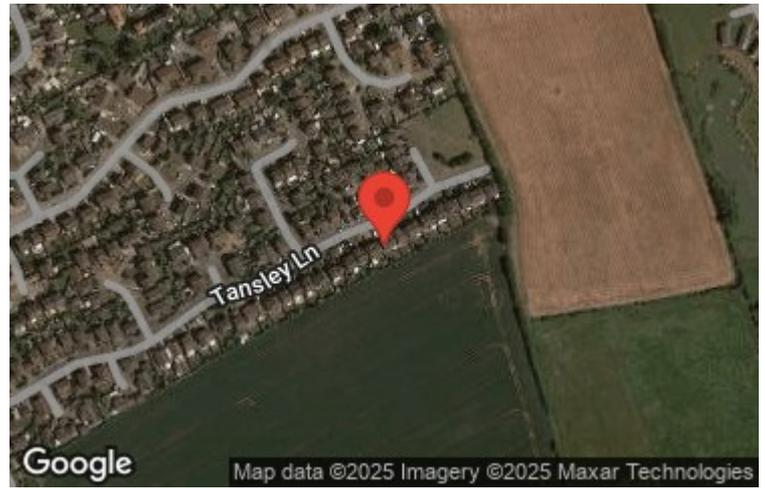
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Valuations

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.

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





Floor Plan

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		