



## Ebor Avenue Hornsea, HU18

\*\*\*\*\*GREAT SIZED PROPERTY WITH NO CHAIN\*\*\*\*\* Situated in a popular location, Ebor Avenue benefits from the vibrant community and local amenities that Hornsea has to offer. Residents can enjoy easy access to shops, parks, and the stunning coastline, making it an attractive place to call home. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. This property boasts a large kitchen diner and three well-proportioned bedrooms, making it ideal for families or those looking for extra space. The house features a conveniently located bathroom, ensuring comfort and practicality for everyday living. One of the standout advantages of this property is that it comes with no chain, allowing for a smooth and efficient purchasing process. This terraced house is a fantastic opportunity for anyone looking to settle in this area, combining comfort, convenience, and a sense of community. Don't miss your chance to make this lovely property your own.

Energy Rating - C, Council Tax Band - A, Tenure - Freehold.

**Offers Around £139,000**

### **Hallway 9'10" x 6'0" (3.00 x 1.85)**

Half glazed door and windows making the hallway a bright welcoming area, stairs to the first floor with understairs cupboard and further built in cupboard plus radiator.

### **Kitchen Diner 20'4" x 15'1" narrows to 11'10" (6.21 x 4.60 narrows to 3.63)**

Picture window to front and window overlooking the rear garden, door to rear, a range of high gloss wall and base units with complimentary work surfaces over incorporating a 2 bowl sink and drainer unit, integrated electric oven and hob with extractor over, dishwasher and washing machine plus built in cupboard.

### **Lounge/Dining Room 10'11" x 9'10" (3.33 x 3.02)**

Window to rear, wooden mantelpiece housing an electric fire, tv point and radiator.

### **First Floor Landing**

Window to front aspect, loft access hatch and two built in cupboards.

### **Bedroom 1 11'5" x 10'3" (3.48 x 3.13)**

Window to front, built in wardrobes and drawers, carpeted flooring and radiator.

- **\*\*\*NO CHAIN\*\*\***
- **3 bedrooms**

### **Bedroom 2 13'11" max x 9'10" (4.25 max x 3.00)**

Window to rear, carpeted flooring and radiator.

### **Bedroom 3 13'11" max x 6'7" (4.25 max x 2.03)**

Window to rear, carpeted flooring and radiator.

### **Bathroom 7'4" x 5'6" (2.24 x 1.70)**

Window to front, Large step in shower cubicle, pedestal hand wash basin and low level wc. Part tiled walls and vinyl flooring.

### **Front Garden**

Good sized garden to the front with hedged boundaries.

### **Rear Garden**

Enclosed garden with hedge and fenced boundaries, outbuilding housing a low level wc.

### **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.

- **Easy access to local amenities**
- **Family bathroom**

### **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.

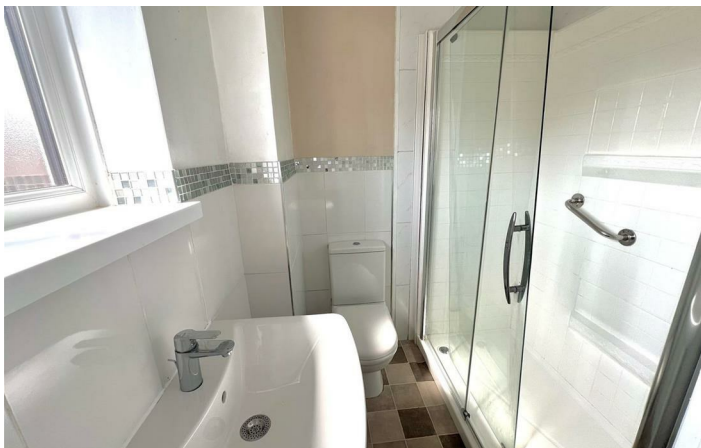
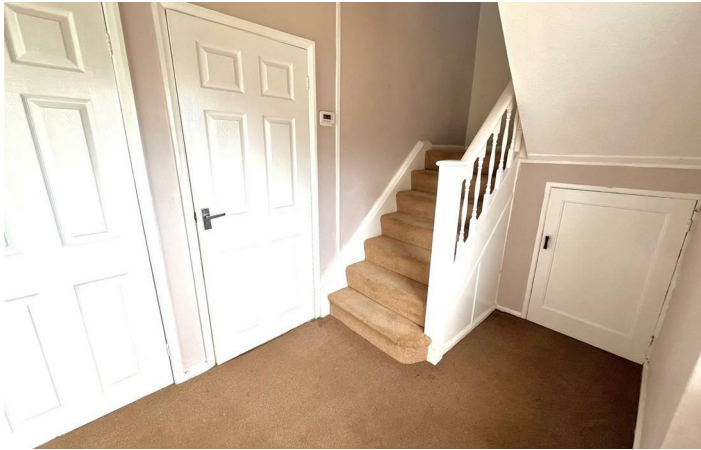
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### **Valuations**

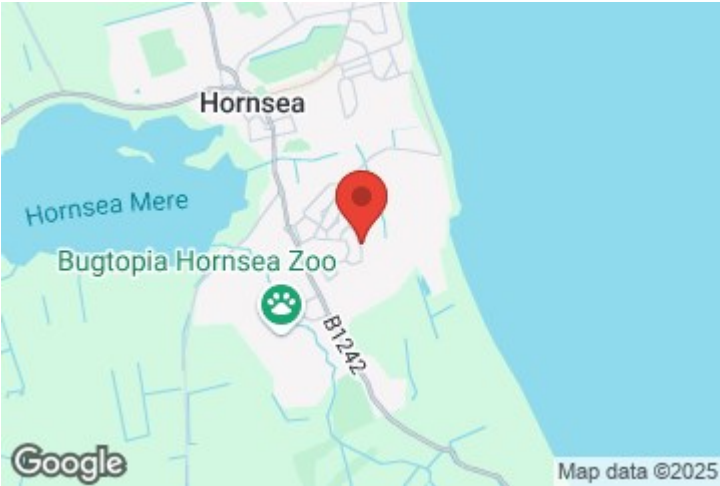
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- **kitchen/diner**
- **Viewing is a must**



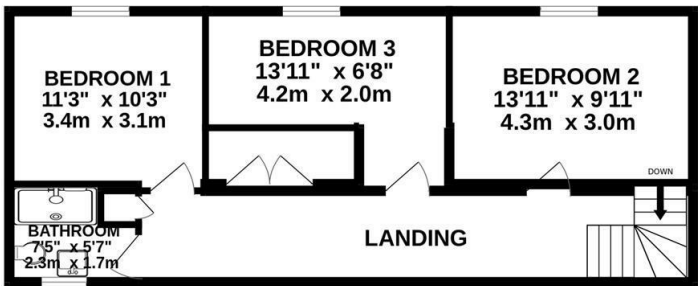
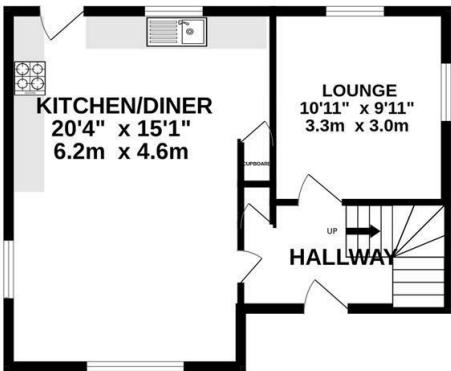






Floor Plan

GROUND FLOOR  
1048 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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