

# Avocet Close, Hornsea HU18 1LG



# welcome to

# Avocet Close, Hornsea

Modern style house in a cul de sac suitable as a permanent residence, holiday let or an airbnb.













#### **Entrance Hall**

Accessed via a double glazed entrance door, radiator and stairs to first floor

#### Lounge & Open Plan Kichen

22' 1" x 12' 3" narrowing to 9' ( 6.73m x 3.73m narrowing to 2.74m )

The lounge area has double glazed french doors giving access to the rear garden and twin radiators. The kitchen area has a further double glazed window to the front aspect, range of modern base and wall units with contrasting worksurfacing incorporating a stainless steel sink unit, electric hob with hood over and built in electric oven. There is also a breakfast bar area, plumbing for an automatic washing machine and a wall mounted gas central heating boiler.

#### Cloakroom/Wc

With extractor fan, radiator, wc and corner pedestal wash hand basin.

#### First Floor Landing Bedroom One

12' 2" including stairwell x 7' 8" ( 3.71m including stairwell x 2.34m ) With twin double glazed windows to the front aspect and radiator.

### **Bedroom Two**

12' 2" x 7' 7" ( 3.71m x 2.31m ) With a double glazed window to the rear aspect and radiator.

### Bathroom

With extractor fan, radiator and part tiled walls together with a panelled bath with shower fitments over, wc and pedestal wash hand basin.

#### Outside

To the front of the property is an allocated parking space and to the rear is a mature shrubbed garden with paved patio and gravelled areas, fencing to the boundaries providing privacy and rear pedestrian access.





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## Avocet Close, Hornsea

- Modern mews style house
- Two bedrooms
- Enclosed rear garden
- Suitable for a variety of purchasers
- Council Tax Band A

Tenure: Freehold EPC Rating: B

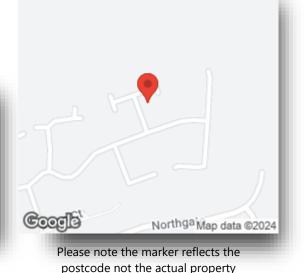
# £160,000

#### directions to this property:

See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.







view this property online williamhbrown.co.uk/Property/BEV106700



Property Ref: BEV106700 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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