



**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 Kitchen**

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 fittings 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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welcome to

## 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.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEV106700 - 0003

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