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ESTATE AGENTS



## Willows Drive Hornsea, HU18 1DA

Nestled in the charming area of Willows Drive, Hornsea, this delightful two-bedroom bungalow offers a perfect blend of comfort and convenience. The property is thoughtfully designed to cater to a variety of needs, featuring an access ramp that ensures ease of movement throughout the home.

As you enter, you are welcomed into a spacious living area that exudes warmth and character, making it an ideal space for relaxation or entertaining guests. The well-appointed wet room adds a modern touch, providing practicality and accessibility for all.

Outside, the property boasts a lovely courtyard, perfect for enjoying the fresh air or hosting small gatherings. This outdoor space offers a serene retreat, allowing you to unwind in your own private haven.

Located in close proximity to local amenities, residents will find shops, cafes, and essential services just a short stroll away, enhancing the overall appeal of this home.

This property is not just a home; it is a place where comfort meets convenience, making it an excellent choice for those seeking a welcoming environment in the heart of Hornsea. Whether you are looking to downsize, start a new chapter, or simply enjoy the benefits of single-level living, this home is sure to impress.

Current Energy Rating - C, Council Tax Band - B, Tenure - Freehold.

**£184,950**

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**Entrance Hall 11'0" x 3'8" + 8'3" x 3'10" (3.37 x 1.13 + 2.53 x 1.18)**

Double glazed entrance door and radiator.

**Lounge 17'11" x 10'11" (5.48 x 3.33)**

Picture window to front, coving to ceiling, fireplace with marble effect hearth and surround, television point and radiator.

**Kitchen 17'11" x 10'11" (5.48 x 3.33)**

Window and door to rear aspect, a range of fitted wall and base units with worktops over incorporating a circle sink and mixer tap over. Electric oven and hob with extractor hood over, space for washing machine, dishwasher and fridge freezer, cupboard housing the boiler and laminate flooring.

**Master Bedroom 12'0" x 10'11" (3.68 x 3.34)**

Window to rear, coving to ceiling, carpeted flooring and radiator.

**Bedroom 2 10'1" x 9'7" (3.08 x 2.94)**

Window to the front, carpeted flooring and radiator.

**Bathroom 6'8" x 5'4" (2.05 x 1.64)**

Wet room with white three piece suite comprising shower area

with gates, wall mounted wash hand basin and low level wc. Composite flooring and radiator.

**Front Garden**

Mainly paved with flower, tree and shrub borders and a low wall. Driveway to the garage.

**Garage**

Single garage with up and over door, window and personal door to the garden.

**Rear Garden**

Mainly paved with flower, tree and shrub borders, low walls making beds.

**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.

**Disclaimer**

Laser Tape Clause - 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 constitute, nor constitute 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.

- Town centre location
- Modern kitchen
- Garage and parking

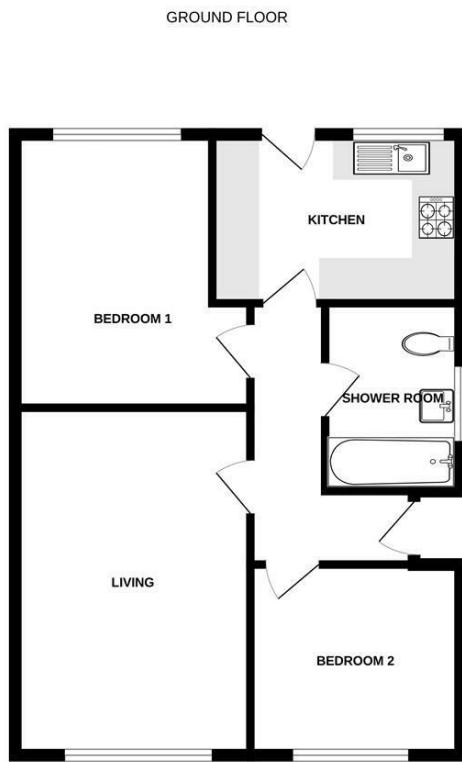
- True bungalow
- Two Bedrooms
- Low maintenance gardens

- Large lounge diner
- Wet room
- Viewing highly recommended





## Floor Plan



### BUNGALOW

Whilst every effort has been made to ensure the accuracy of the information contained here, measurements of rooms, floors, rooms and any other features are not responsible for taking any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operation or efficiency can be given.

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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		
(0-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			