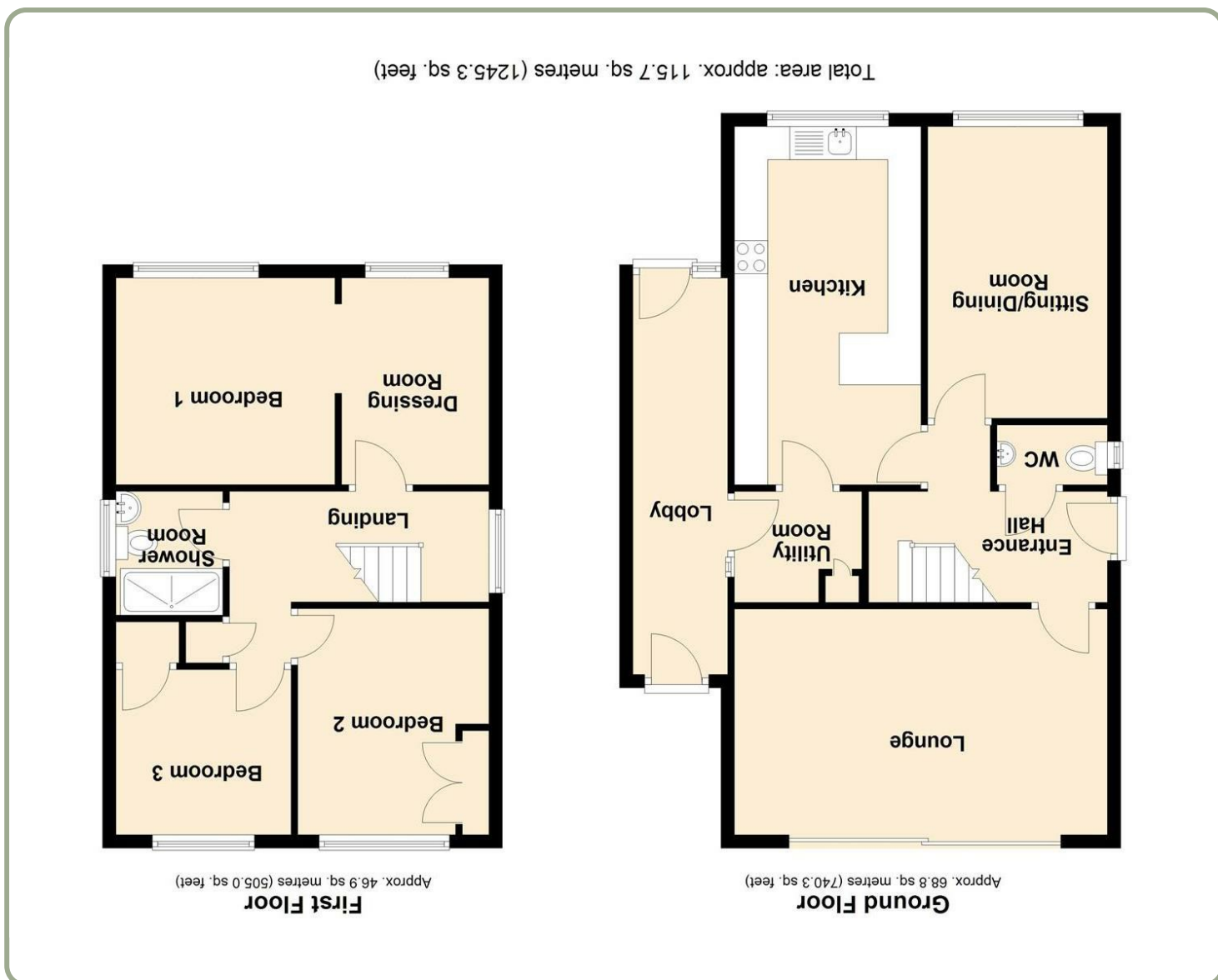
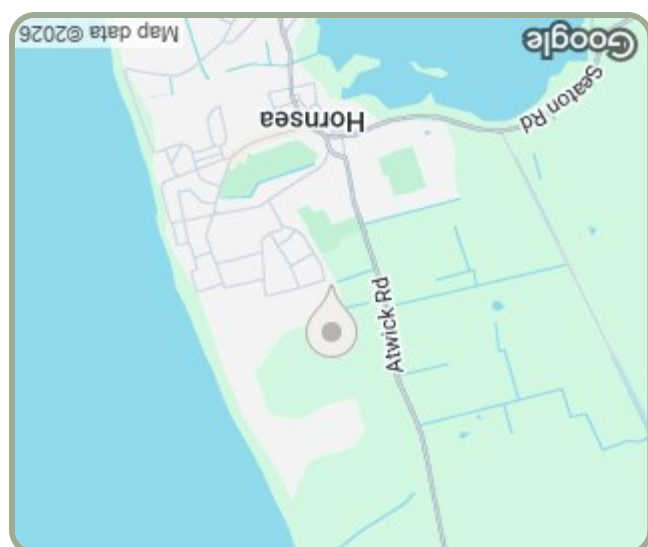
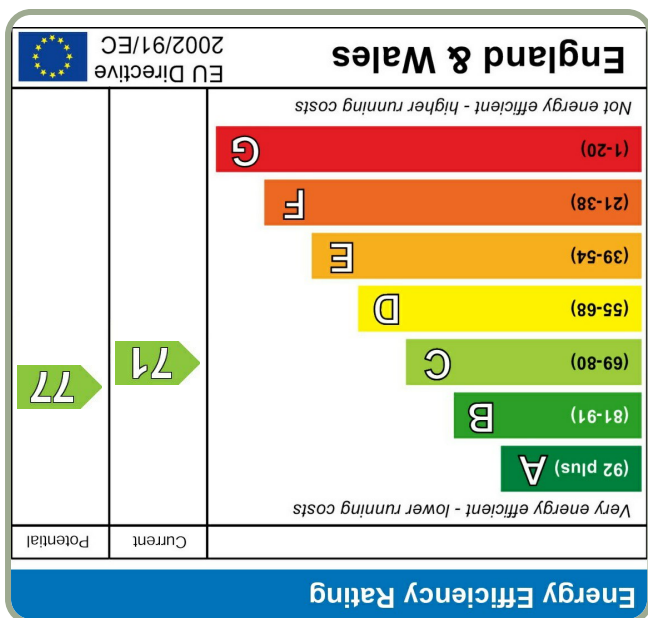


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

## Viewings



## Our House Estate Agents

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77 Ashcourt Drive, Hornsea, HU18 1HF  
£259,950



• DETACHED HOUSE • FOUR BEDROOMS • GREAT POTENTIAL

Situated on the ever-popular Ashcourt Drive, this detached four-bedroom home presents an exciting opportunity for buyers looking to create their ideal family property. Requiring modernisation throughout, the house offers a true blank canvas with immense potential to update, extend, or reconfigure (subject to the necessary permissions).

The accommodation is well-proportioned, providing generous living space across two floors, while externally the property benefits from off-road parking for up to three vehicles, a garage, and a private west-facing rear garden—perfect for enjoying afternoon and evening sun.

The property has also recently benefited from the installation of a new boiler and central heating system, offering a solid foundation for further improvements.

With its sought-after location and scope for enhancement, this is a fantastic opportunity to add value and tailor a home to your own taste and requirements.

EPC - Awaited  
Council Tax - D  
Tenure - Freehold





**Front Garden**

Parking for two vehicles.

**Entrance Hall**

Side entrance door with staircase to first floor, laminate flooring and radiator.

**Cloakroom (WC)**

**Lounge**

18'4" x 10'11"

Patio doors to garden, fireplace, coving to ceiling, dado rail, carpet and radiator.

**Dining Room**

14'3" x 8'10"

Window to front, dado rail, carpet and radiator.

**Breakfast Kitchen**

17'8" x 8'7"

Window to front, a range of fitted wall and base units, work surfaces, one a half bowl sink unit with single drainer, space and plumbing with dishwasher, gas hob and built in electric oven. Tiled walls, coving to ceiling, carpet, extractor fan and radiator.

**Rear Porch**

6'3" x 5'4"

Window to side, fitted wall and base units, radiator.

**Covered Side Area**

19'5" x 4'7"

Door to front and rear, space and plumbing for washing machine.

**First Floor Landing**

Window to side, cupboard, loft access.

**Master Bedroom**

10'11" x 9'10"

Window to front, coving to ceiling and radiator.

**Bedroom 2**

11'0" x 9'4"

Window to rear, built in wardrobes, coving to ceiling and radiator.

**Dressing Room**

9'10" x 7'3"

Window to front, built in wardrobes, coving to ceiling and radiator.

**Bedroom 4**

8'9" x 7'3"

Window to rear, built in wardrobes and radiator.

**Bathroom**

6'4" x 5'3"

Window to side, hand wash basin with storage, W.C, shower and tiled walls.

**Rear Garden**

Laid mainly to lawn with fenced boundaries.

**Garage**

16'11" x 8'3"

Detached with up and over door.

**Garden Room off the back**

9'9" x 7'6"

