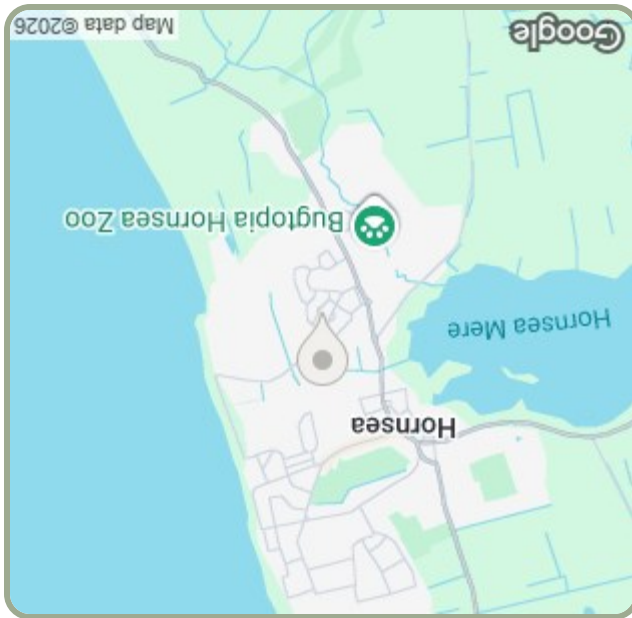
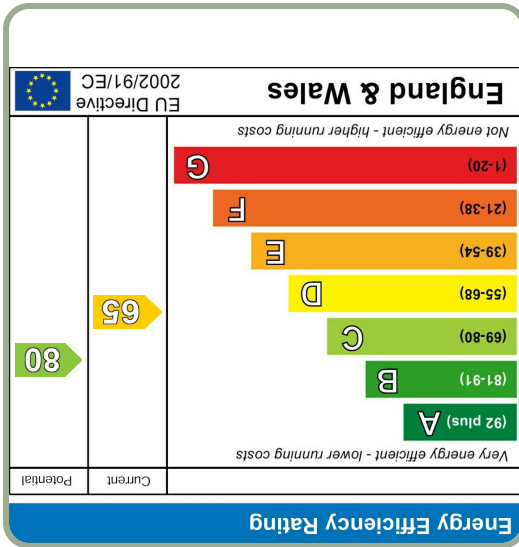


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

## Viewing



## Our House Estate Agents

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11 Beresford Avenue, Hornsea, HU18 1SN  
£165,000



• SEMI DETACHED • 3 BEDROOMS • AMPLE OFF STREET PARKING • POPULAR LOCATION

3-Bedroom Semi-Detached House with Off-Street Parking and Spacious Garden

This three-bedroom semi-detached home has been recently updated and offers a practical layout suited to a range of buyers, including families and first-time buyers.

The property includes off-street parking to the front and a good-sized rear garden, ideal for those looking for some outdoor space. Inside, there is a comfortable lounge including feature fire and media wall, a modernised sitting/dining room and a practical kitchen.

Upstairs are three bedrooms, and a family bathroom. Outbuildings to the rear offer some extra storage options.

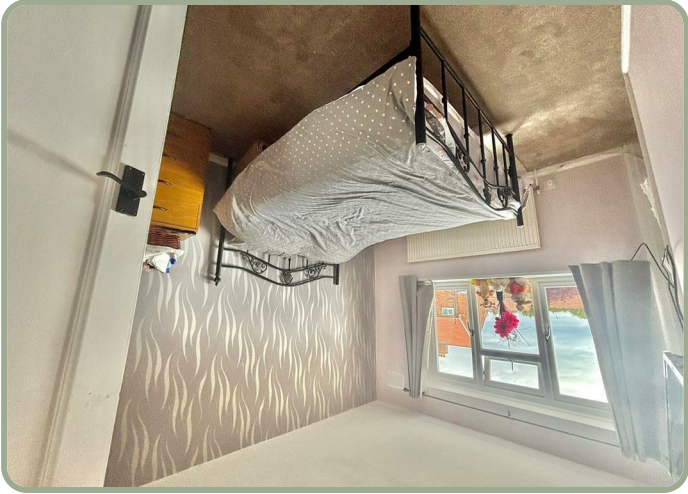
A straightforward and well-located home, ready for someone to move in and make their own.

The floorplan briefly comprises: entrance hall, lounge, sitting/ dining room, kitchen, utility. To the first floor, master bedroom and two further bedrooms, family bathroom. To the front, parking for three and garden to the rear.

EPC: D

Council Tax: A

Tenure: Freehold



Front Garden

Brick paved driveway with parking for 3 cars and a dropped curb.

Entrance Hall

Entrance door, window to front of property, staircase to first floor, under stairs cupboard, radiator.

Sitting/Dining Room

Window to front and side of property, open traditional fireplace, radiator, laminate flooring.

Lounge

Bay window to rear of property, original open fireplace, radiator, carpeted.

Kitchen

Windows to side and rear of property, fitted wall and base units, work surfaces, stainless bowl sink and single drainer, built in electric oven and hob, part tiled walls, extractor fan, vinyl flooring, space for under counter fridge, boiler.

Utility

Two windows to side of property, door to garden, space and plumbing for washer and dryer, vinyl flooring, space for fridge freezer.

First Floor Landing

Window to front of property, cupboard, radiator, loft access.

Rear Garden

Mainly paved with part artificial lawn and gravelled areas, fenced boundaries, raised decking and brick built shed.

Master Bedroom

Window to rear of property, original fireplace, built in cupboards, radiator, carpeted.

Bedroom 2

Window to rear of property, built in cupboard, radiator, carpeted.

Bedroom 3

Window to front of property, built in cupboard, radiator, carpeted.

Shower Room

Window to front of property, W.C and hand wash basin in vanity unit, step in shower with cladding to walls, heated towel rail, vinyl flooring.

Rear Garden

