

# Whitakers

Estate Agents



**43 Stanley Avenue, Hornsea, HU18 1UQ**

**£160,000**

**\*\*IDEAL FOR THE FIRST TIME BUYER/ YOUNG FAMILY\*\***

This Superb End of Terraced Property has been lovingly upgraded over the past 20 years to present a TURN KEY OPPORTUNITY for new owners to move into. The accommodation boasts: A welcoming HALLWAY with doors to the through LOUNGE/ DINING area and a recently fitted "Wren" KITCHEN with an array of integrated appliances. There are THREE generously proportioned BEDROOMS and a family BATHROOM with shower to the first floor.

Outside there are easy to maintain GARDENS to front & rear with the rear having a useful WORKSHOP/ STORAGE shed with rear ten foot access. Located in the desirable coastal town of Hornsea, a vibrant and welcoming coastal town in East Yorkshire, home to a close-knit community of just over 8,000 residents (2021 Census). The town boasts an impressive range of amenities, including a variety of independent shops, bistros, and inviting restaurants, alongside excellent schooling for all ages. The town is also home to Hornsea Mere, Yorkshire's largest freshwater lake, which provides a peaceful setting and is popular for walking, boating, and wildlife spotting. Sports and fitness enthusiasts are well catered for with a modern leisure centre refurbished in 2020 and a beautifully maintained 18-hole golf course. There is also Hornsea Village, an out-of-town retail and leisure destination. Ideally located, Hornsea offers the perfect balance of coastal living and connectivity, lying within easy reach of Hull, Beverley, and the M62 motorway.

## Accommodation Comprising

### Entrance & Hallway



A contemporary, composite front entrance door opens to welcome you in to view the accommodation on offer. Stairs lead to the first floor with useful storage cupboard below.

Lounge to Dining 22'11" x 12'7" (max) (7.00 x 3.86 (max))

A comfortable through lounge to dining area with feature fireplace and windows to front & rear elevations, allowing ample light to flow through. Double glazed windows and radiator.

### Lounge



### Lounge Feature



## Kitchen 10'0" x 8'2" (3.06 x 2.50)



A recently fitted, "Wren" kitchen with a good range of fitted units to base and walls, contrasting work surface with inset sink unit and upstands. Built in "Neff" double oven and electric hob with extractor hood above. Integrated fridge freezer dishwasher and washing machine. Double glazed window and door to rear elevation. Tiled floor and under unit fan heating.

Dining Area 8'4" x 7'11" (2.55 x 2.42)



Ideal for entertaining family & friends with double glazed window overlooking the rear garden.

### Outside



Bedroom One 12'1" x 9'0" (3.70 x 2.75)



A double bedroom with double glazed window and radiator.

Bedroom Two 11'2" x 8'5" (3.42 x 2.58)



A double bedroom with double glazed window and radiator.

Bedroom Three 9'5" x 9'1" (2.89 x 2.77)



A single bedroom with double glazed window and radiator.

Bathroom 7'3" x 5'5" (2.23 x 1.66)



Fully tiled bathroom with panelled bath and shower over with glazed folding screen. Vanity unit housing the wash basin and toilet with concealed cistern. Double glazed window and radiator.

#### Garden

Delightful gardens to front and rear with the rear being easily maintained. Decorative stone chips and paved stepping stones take you to the garden shed/ storage. Timber fencing to boundaries and gated access to the ten foot.

#### Garden Shed Storage



#### Tenure

Tenure is Freehold

#### Council Tax Band

East Riding of Yorkshire Council Tax Band B

#### EPC Rating

tbc

#### Additional Services.

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Agents Notes.

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### Free Market Appraisals / Valuations.

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Material Information.

Construction - Brick under tiled roof with uPvc cladding

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal -

Broadband - Basic 16 Mbps/ Superfast 61 Mbps/

Ultrafast 1800 Mbps

Coastal Erosion - Hornsea

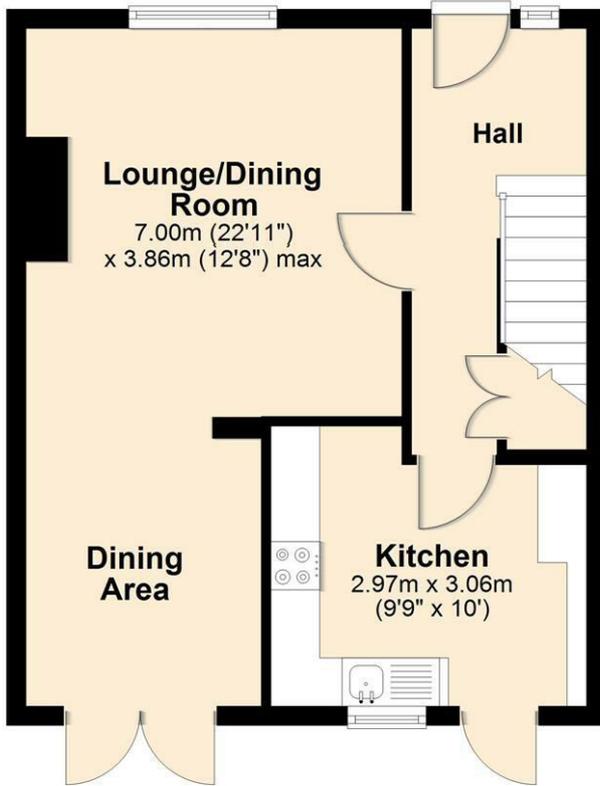
Coalfield or Mining Area - No

#### Whitakers Estate Agent Declaration.

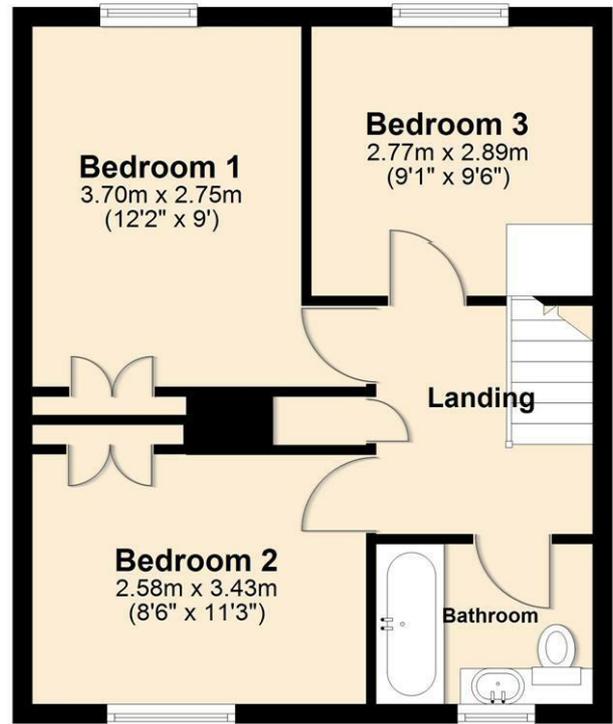
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# Floor Plan

## Ground Floor

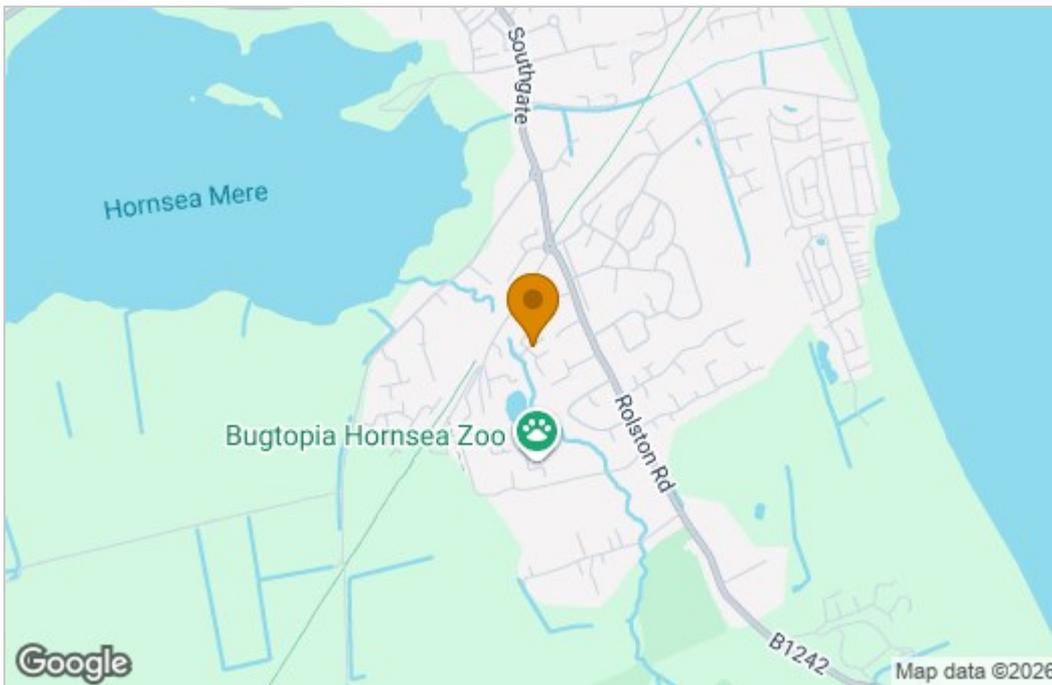


## First Floor



Total area: approx. 80.1 sq. metres (861.9 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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