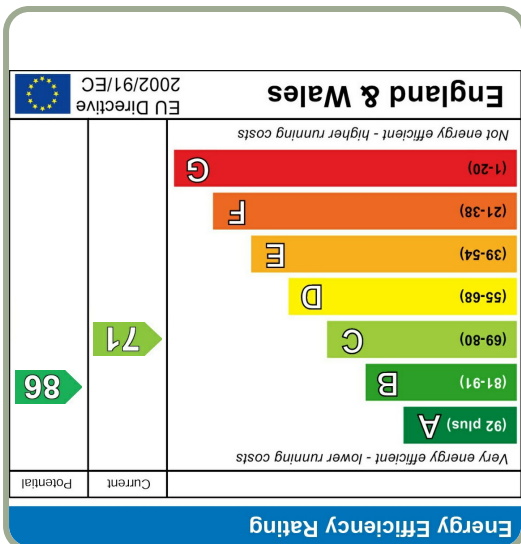


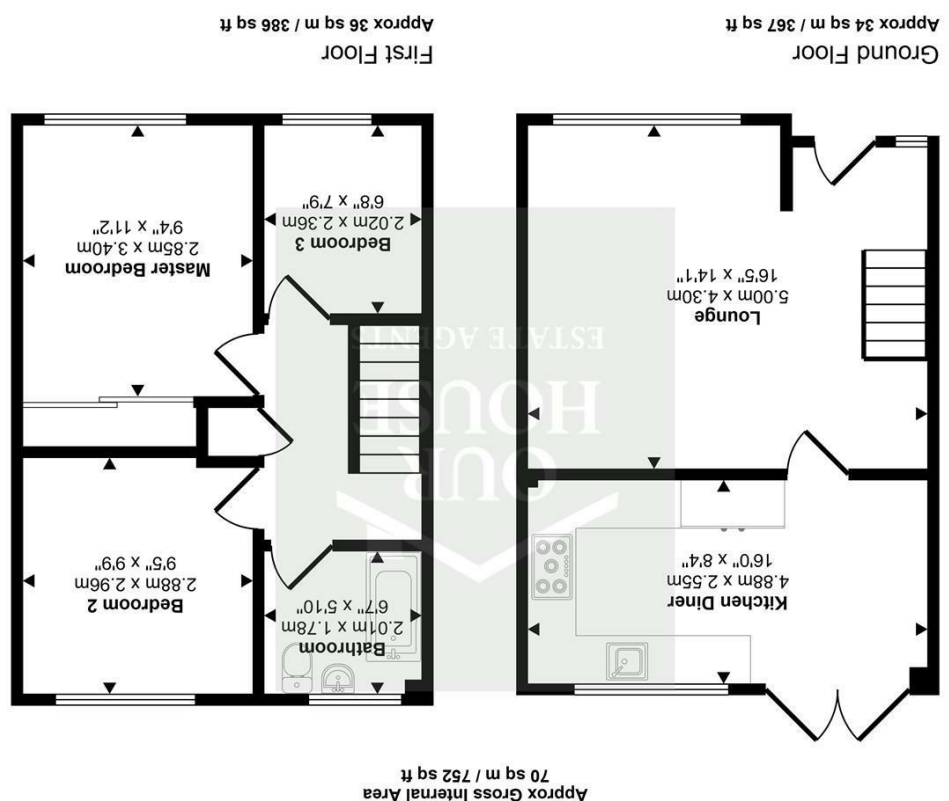
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



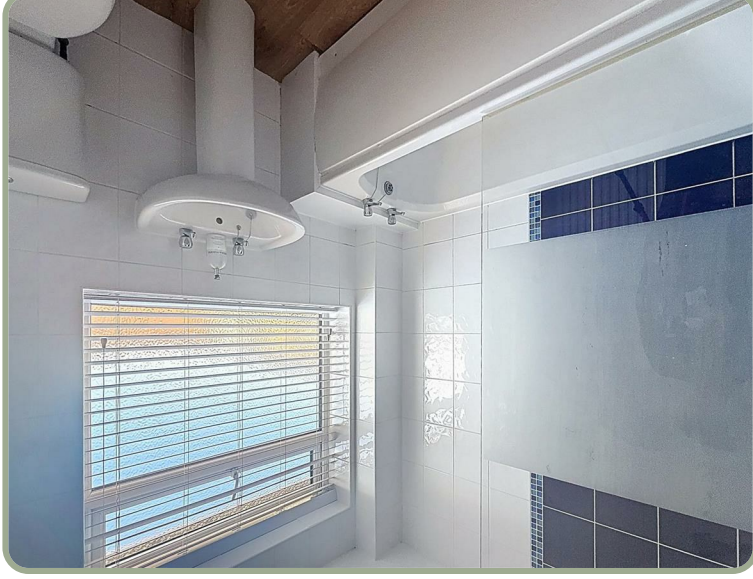
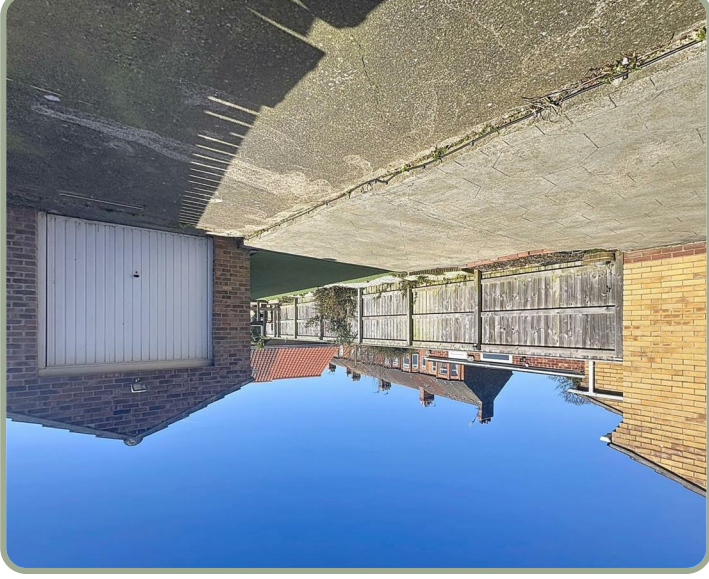
## Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL  
T. 01964 532121 | E. office@ourhouseestateagents.co.uk



36 St. Nicholas Drive, Hornsea, HU18 1EW  
£215,000





Window to rear of property, radiator, carpeted.

**Bedroom 2**  
9'11" x 9'6"

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

**Master Bedroom**  
11'3" x 9'6"

Built in cupboard, loft access, spindle banister, carpeted.

**First Floor Landing**

vinyl flooring.

Window to rear of property, French doors to garden, fitted wall and base units, slimline dishwasher, fridge freezer and washing machine, extractor fan, radiator,

**Kitchen Diner**  
16'6" x 8'9"

Entrance door, window to front of property, staircase to first floor, radiator, carpeted.

**Lounge**  
16'6" x 14'5"

driveway with parking for 3+ cars, mature planting, walled and fenced boundaries.

**Front Garden**

Detached, up and over door, power points.

**Garage**

raised decked area.

Laid mainly to artificial lawn, paved area, fenced boundaries, planted borders,

**Rear Garden**

shower over, tiled walls radiator, vinyl flooring.

Window to rear of property, W.C, pedestal hand wash basin, panelled bath with

**Bathroom**  
6'7" x 5'10"

Window to front of property, radiator, carpeted.

**Bedroom 3**  
7'10" x 6'8"



The property benefits from ample off-street parking for three or more vehicles, along with a detached garage providing additional storage or workshop potential. To the rear, a generously sized garden offers a perfect setting for outdoor entertaining, family activities, or simply enjoying the peaceful surroundings.

Situated on the ever-popular St Nicholas Drive in Hornsea, this well-presented three-bedroom semi-detached home offers well presented living space both inside and out, making it ideal for families and first-time buyers alike.

**• THREE BEDROOMS • SEMI-DETACHED • DETACHED GARAGE • PARKING FOR SEVERAL CARS • POPULAR LOCATION • MODERN KITCHEN**

Internally, the home is neutrally decorated throughout, creating a bright and welcoming atmosphere ready for a new owner to make their own. The modern kitchen is stylish and functional, well-suited to both everyday living and entertaining.

A fantastic opportunity to acquire a move-in-ready home in a sought-after residential location, early viewing is highly recommended.

**EPC - C**  
**Council Tax - C**  
**Tenure - Freehold**