



Ash Villa Leas Lane, Seaton HU11 5RE
Offers in the region of £185,000

- No Chain
- Semi-Detached Bungalow
- Through Lounge and Dining Room
- Three Bedrooms
- In Need Of Some TLC
- Parking and Garage
- Generous Garden
- Energy Rating: D

Whilst in need of some TLC and modernisation, this property offers great potential to buyers looking to develop a project to their own taste. Subject to local planning consent, the property has potential to be significantly extended. This three bedroomed semi-detached bungalow sits in a particularly generous garden with plenty of parking, garage and workshop. No chain.

LOCATION

This property fronts onto Leas Lane in the attractive village of Seaton and is well placed for access to the coastal town of Hornsea and the market town of Beverley.

The village of Seaton lies just 2.5 miles inland from Hornsea on the East Yorkshire coast and is served by a petrol filling station with a small shop, a public house and a bus service. More comprehensive facilities are available in the nearby seaside town of Hornsea. The population of Seaton parish, which includes the Hamlet of Catfoss, was 408 in 1991. A large village green to the west of Breamer Lane provides an attractive feature to the village and this has been enhanced in the recent past by tree planting and reclamation of the village pond. Whilst there is no school within the village, children attend the nearby Sigglesthorne School for primary education and the village falls within the catchment area of Hornsea School for secondary education.

ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, UPVC double glazing and is arranged on one floor as follows:

ENTRANCE PORCH

With double opening UPVC doors and inner door to:

THROUGH LOUNGE AND DINING ROOM

8'10" x deepening to 11'11" x 26'6" (2.69m x deepening to 3.63m x 8.08m)
Plus a box bay to the front. With fire set in a stone surround and tiled hearth, fitted cupboards, two wall light points, sliding patio door to the rear garden and two central heating radiators.

INNER HALL

With built in cupboards, one of which houses the hot water tank and doorway to:

KITCHEN

8'4" x 8'10" (2.54m x 2.69m)
With fitted base and wall units incorporating work surfaces and tiled splashbacks with an inset 1 1/2 bowl sink unit, built in oven and split level ceramic hob with cookerhood over, plumbing for an automatic washing machine and one central heating radiator.

SIDE ENTRANCE HALL

With UPVC side entrance door and doorway leading to the Bathroom/W.C.

BEDROOM 1 (FRONT)

10'10" x 13'3" (3.30m x 4.04m)
Plus a box bay to the front. With fitted drawers and window seat, fitted furniture including wardrobes with top storage cupboards, drawers and one central heating radiator.

BEDROOM 2 (SIDE)

10'10" x 8'6" (3.30m x 2.59m)
With fitted wardrobes incorporating top storage cupboards, display shelves and one central heating radiator.

BEDROOM 3 (SIDE)

10'9" x 6'3" (3.28m x 1.91m)
With a wall mounted central heating boiler and one central heating radiator.

BATHROOM/W.C.

6'9" x 5'7" (2.06m x 1.70m)
With a panelled bath, pedestal wash hand basin, mid flush W.C., full height tiling to the walls and one central heating radiator.

OUTSIDE

The property fronts onto a small foregarden with a

dwarf walled frontage and there is a long gravelled side drive which leads past the bungalow to a detached garage (9'1" x 15'5") with power and light laid on. To the rear of the garage is an on built workshop with power and light laid on.

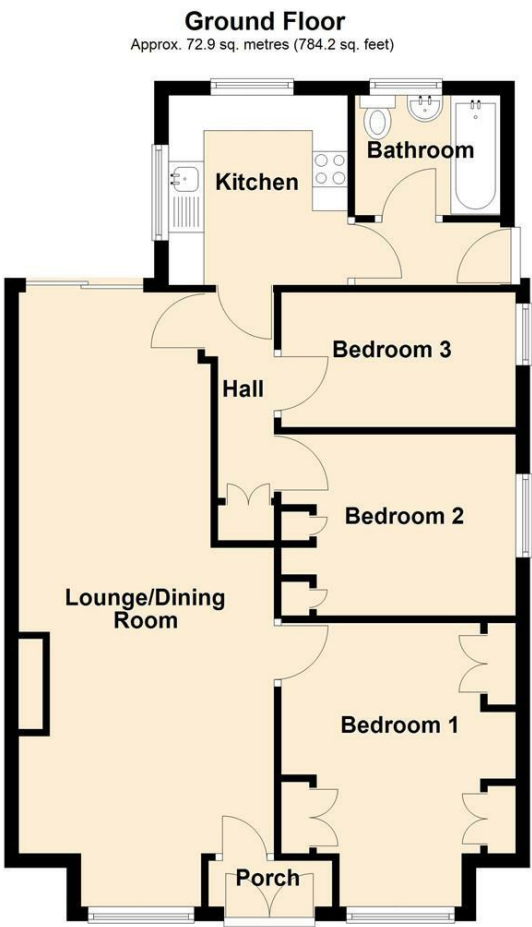
The rear garden is of particularly generous proportions with a block paved patio and paved patio, a generous lawned garden and beyond this is a greenhouse with an archway leading to a good sized former vegetable garden. There is also an external cold water tap.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors). There is no chain involved with the sale of this property and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX BAND

The council tax band for this property is band C.



Total area: approx. 72.9 sq. metres (784.2 sq. feet)

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.