



9 High Bow, Hornsea, HU18 1DJ

£279.950



Situated on the modern and well-regarded street of High Bow in Hornsea, this beautifully presented three-bedroom home enjoys a superb position close to the town centre while remaining pleasantly tucked away.

The accommodation is very well presented throughout and ideally suited to modern living. The welcoming lounge features a charming bay window that allows plenty of natural light, creating a bright and comfortable living space. To the rear of the property is a spacious kitchen diner, perfect for family life and entertaining, with French doors opening directly onto the rear garden. A useful utility room and cloakroom are conveniently located just off the kitchen.

Upstairs, the property offers three well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room. The rear bedrooms benefit from pleasant outlooks towards The Mere, providing a lovely backdrop to start and end the day.

Externally, the property includes a low-maintenance rear garden ideal for relaxing or outdoor dining, along with private parking for one car to the front.

EPC - C  
Council Tax - C  
Tenure - Freehold

**Front Garden**  
Parking for 1 car, block paved.

**Entrance Hall**  
Entrance door, cupboard, tiled flooring.

**Cloakroom (W.C)**  
W.C, Pedestal hand wash basin, extractor fan, radiator, tiled flooring.

**Lounge**  
16'9" x 13'7" (5.11 x 4.16)  
Bay window to front of property, fireplace with electric fire, staircase to first floor, radiator, carpeted.

**Kitchen Diner**  
17'3" x 9'9" (5.26 x 2.99)  
Window to rear of property, French doors to garden, fitted wall and base units, work surfaces, one and half bowl sink with single drainer, gas hob and built in electric oven, tiled flooring, built in fridge freezer and dishwasher, extractor fan, radiator.





#### Utility

5'9" x 5'0" (1.76 x 1.54)

Doors to garden, fitted wall and base units, work surfaces, bowl sink, space and plumbing for washing machine, extractor fan, radiator, tiled flooring.

#### First Floor Landing

Cupboard housing boiler, loft access, radiator.

#### Master Bedroom

16'9" x 11'3" (5.13 x 3.43)

Two windows to rear of property with views over the mere, built in wardrobes, two radiators, carpeted.

#### En-suite

6'7" x 5'0" (2.03 x 1.54)

Window to front of property, W.C, hand wash basin with storage under, step in shower with boarding to walls, extractor fan, radiator with towel rails, LVT flooring.

#### Bedroom 2

13'4" x 10'6" (4.07 x 3.22)

Window to front of property, built in wardrobes, cupboard and dressing table, radiator, carpeted.

#### Bedroom 3

10'0" x 9'9" (3.06 x 2.98)

Window to rear of property with views over the mere, radiator, carpeted.

#### Bathroom

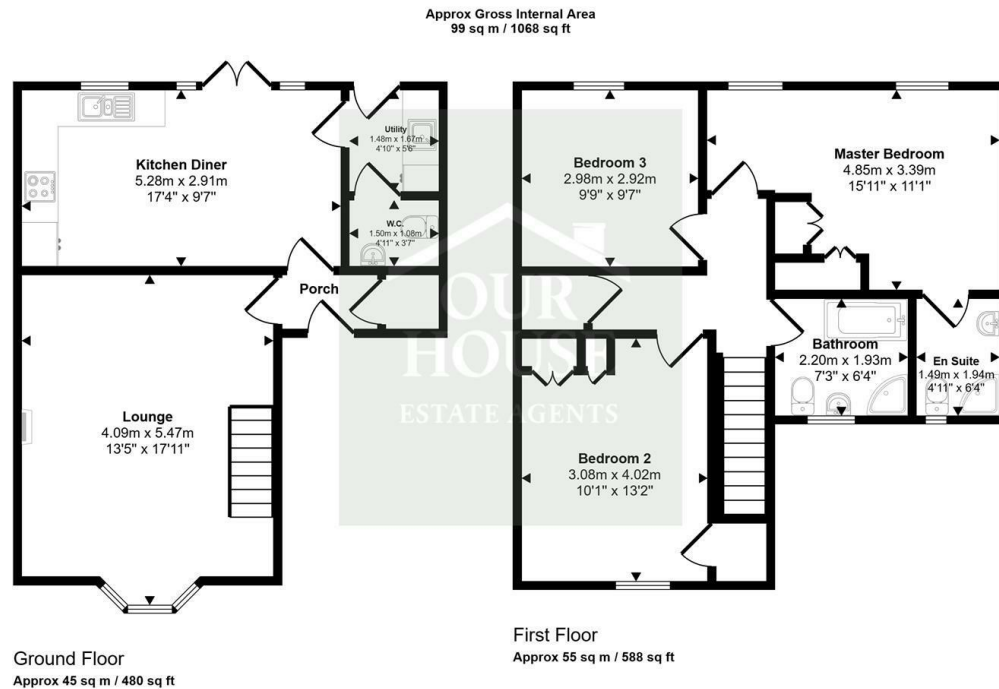
7'5" x 6'7" (2.28 x 2.03)

Window to front of property, W.C, hand wash basin with storage, panelled bath, step in shower, shower boarding to walls, laminate tiled flooring, extractor fan, radiator with towel rails.

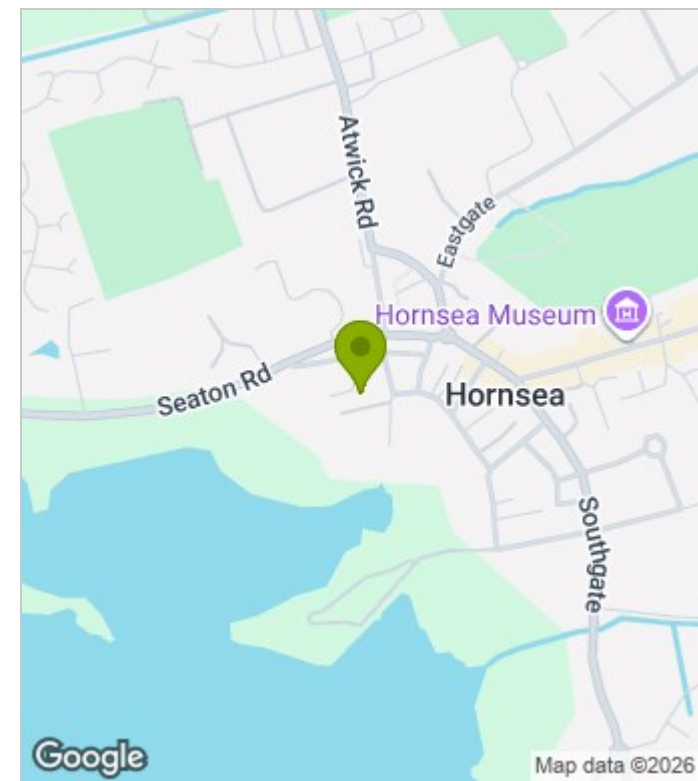
#### Rear Garden

Mainly gravelled and paved, fenced boundaries, planted borders and garden shed.





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.



### 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>	80	84
(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	

## Viewing

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.

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## Our House Estate Agents

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