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HPS
ESTATE AGENTS

Pickering Avenue

Hornsea, HU18 1TR

*** NO ONWARD CHAIN ***

Situated in a quiet residential area of Hornsea, this property is conveniently placed for local amenities and public transport links, with the town centre and seafront also within easy reach.

This semi-detached bungalow offers well-proportioned accommodation comprising living room, kitchen, two bedrooms, a shower room and a conservatory overlooking the enclosed rear garden. Outside, the property benefits from low-maintenance gardens, a private driveway and a detached garage.

Ideal for those looking to downsize, retire to the coast or enjoy the convenience of single-storey living, this appealing home is offered to the market with no onward chain.

EPC- C - Tax Band- B - Tenure- Freehold

£195,000

Entrance Hall
4'7" x 3'9" (1.42 x 1.16)
Welcoming entrance hall featuring a double glazed entrance door, built-in storage cupboard housing the boiler and consumer unit, radiator and carpeted flooring. Doors leading to kitchen and living room.

Living Room
11'10" x 16'3" (3.61 x 4.97)
A bright and welcoming living room featuring a double glazed bay window to the front, filling the room with natural light. The room benefits from attractive ceiling coving and an electric fire set within a feature surround and hearth, creating a pleasant focal point. Further features include a radiator and carpeted flooring.

Conservatory
9'7" x 8'11" (2.93 x 2.72)
A useful additional space enjoying views and access to the rear garden. Featuring French doors opening directly onto the garden, laminate flooring and providing a pleasant space to relax or enjoy dining with easy access to the outside.

Kitchen
7'8" x 9'9" (2.35 x 2.98)
Fitted with a range of wall and base units, complemented by contrasting work surfaces and tiled splashbacks. Features include a single ceramic sink and drainer with mixer tap, electric cooker point with space for a cooker and space for a washing machine. A double glazed window to the side aspect provides natural light, with a side door giving access to the driveway. Finished with practical laminate flooring.

Hallway
The hallway provides access to the bedrooms and shower room and benefits from a built-in airing cupboard, providing useful storage space and finished with carpeted flooring.

Bedroom 1
11'1" x 9'3" (3.40 x 2.83)
Featuring coving to the ceiling, laminate flooring and patio doors providing direct access into the conservatory.

Bedroom 2
13'2" x 8'7" (4.03 x 2.62)
A second double bedroom with a window overlooking the rear, radiator and carpeted flooring.

Shower Room
5'5" x 6'6" (1.67 x 1.99)
Fitted with a step-in shower cubicle, pedestal wash hand basin and low-level WC. The room benefits from tiled walls, vinyl flooring, a radiator and a side-facing window.

Detached Garage
Up and over garage door, window to side and electric points.

Rear Garden
Enclosed rear garden, mainly laid to lawn with low-maintenance gravelled areas and a paved seating space. Timber fencing defines the boundaries, while a pathway provides access to the detached garage. The garden can also be accessed directly from the conservatory.

Front Garden
The property is approached via a low-maintenance gravelled front garden, enclosed by a low brick boundary wall. A concrete driveway to the side provides off-road parking and leads through double timber gates to the garage and side access to the property.

Disclaimer
Laser Tape Clause -
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer -
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Valuations
If you are considering selling your home, our valuer would be delighted to meet with you to discuss your requirements. Our dedicated team works closely with you, providing support and guidance every step of your journey.
Call to book your FREE Valuation on 01964 533343.

- No onward chain
- Enclosed, low-maintenance rear garden
- Situated in a sought after quiet residential area
- Viewing highly recommended
- Driveway providing off-road parking
- Spacious conservatory overlooking the rear garden
- Conveniently located close to local transport links
- Two-bedroom semi-detached bungalow
- Detached garage
- Modern shower room

Floor Plan

GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.

TOTAL FLOOR AREA : 771 sq.ft. (71.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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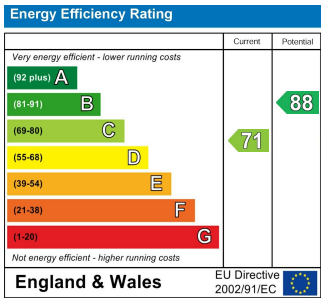

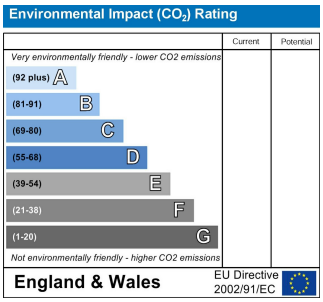

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