



HORNSEA PROPERTY SERVICES

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St Nicholas Drive, Hornsea, East Yorkshire, HU18 1EP



NO ONWARD CHAIN Situated in a hugely popular residential area north of Hornsea with convenient access to both the seafront and the town centre, HPS are delighted to offer to the market this well maintained, semi-detached, true bungalow, with UPVC double glazing and gas central heating the property comprises:- entrance hall, spacious lounge, kitchen, conservatory, two bedrooms, one with fitted furniture and bathroom.

Outside the bungalow has well kept gardens front and rear, with a detached garage and ample parking. We don't expect this property to hang around for long as bungalows are well sought after, so viewing is highly recommended, call 01964 533343. Current energy rating of 'C'.

Offers in the region of £146,950

72 Southgate
Hornsea
East Yorkshire
HU18 1AL
England

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Entrance Hall

Double glazed entrance door on the side elevation, wooden inner door, telephone point, access to part boarded loft and radiator.

Lounge 4.54m x 3.30m (14'11" x 10'10")

Picture window to the front, telephone and television points, coving to ceiling and radiator.



Conservatory 5.67m x 2.32m (18'7" x 7'7")

French doors to the rear and door to side, thermal blinds.



Kitchen 3.5m x 2.73m (11'6" x 8'11")

Window and door to conservatory at rear, a range of fitted wall and base units with worksurfaces over incorporating 1 1/2 bowl sink unit, built in gas oven and hob with extractor over, space for a washing machine, tiled walls and flooring.



Bedroom 1 3.98m x 2.76m (13'1" x 9'1")

Window to rear, fitted wardrobes and radiator.



Bedroom 2 3.10m x 2.97m (10'2" x 9'9")

Window to front, television point and radiator.

Bathroom

Window to side, step in shower cubicle, pedestal hand wash basin and low level wc. Tiled walls and heated towel rail.



Front Garden

Large driveway leading to the detached garage with ample parking. Planted borders and fenced boundaries.

Rear Garden

Low maintenance paved garden with planted borders and fenced boundaries. Two sheds and hedge to the rear boundary.



Whilst every effort has been made to ensure the accuracy of the floor plan and room measurements, the seller does not make any representation or warranty in relation to the accuracy of the floor plan or room measurements. The seller does not make any representation or warranty in relation to the accuracy of the floor plan or room measurements. The seller does not make any representation or warranty in relation to the accuracy of the floor plan or room measurements. The seller does not make any representation or warranty in relation to the accuracy of the floor plan or room measurements.

Although we endeavour to ensure our property details are reliable and accurate, they should not be relied on as statements or representations of fact and they do not constitute any part offer of contract. The seller does not make any representation or give any kind of warranty in relation to the property and we have no authority to do so on behalf of the vendor. Services, fittings and equipment referred to in the sales particulars have not been tested unless we state otherwise and no warranty can be given relating to their condition. We would recommend that all of the information which we provide about the property is verified by yourself or your advisers. Please contact us before coming to view a property. If there is any point of particular importance to you we would be happy to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are planning to travel to view the property. We have not inspected the deeds of the property and therefore any reference or inference to boundaries, rights of way etc are subject to confirmation.