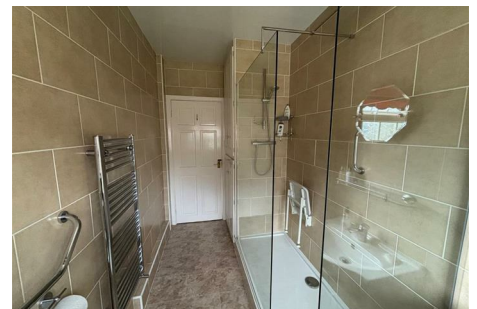


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ESTATE AGENTS



Chrystals Road Hornsea, HU18 1PJ

A truly rare opportunity to acquire a three-bedroom detached bungalow in an area where properties of this type rarely become available. New to the market in this highly sought-after location, the property benefits from a private driveway providing off-street parking, along with an attractive and well-maintained rear garden.

The well-proportioned accommodation includes a comfortable living room, fitted kitchen, three bedrooms and a modern shower room. Offering spacious single-level living, the bungalow also provides an excellent opportunity for its new owners to personalise the property and create a wonderful home.

With bungalows in this particular area rarely offered for sale, strong interest is anticipated and an early viewing is highly recommended. Ideally situated within easy reach of the town centre, local amenities and the seafront, this exceptional opportunity should not be missed.

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

£290,000

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Entrance Hall

Double glazed door boasting two glass panes creating natural lighting. Carpeted flooring plus cupboard above the door and consumer unit.

Living Room

Bay window looking onto the front garden plus a double glazed window to the side aspect. Feature of the room is the hearth and surround boasting an electric fire. Coved ceiling plus carpeted flooring.

Dining Room

Double glazed window to side aspect. Built in cupboard with display shelving and drawers below creating plenty of storage. Carpeted flooring plus coved ceiling and a radiator

Kitchen

Wall and base units plus work surfaces creating ample work space. Composite sink and drainer as well as a mixer tap. Space for a washing machine also under counter fridge and freezer. Built in electric oven as well as a gas hob. Carpeted flooring and part tiled walls compliment this spacious kitchen.

Rear Porch

Accessed from the kitchen and leading into the rear garden, the porch comprises of a double glazed door and double glazed window. Built in cupboard providing plenty of storage.

Bathroom

Double end step in shower cubicle with open shower screen for easy access. Tiled walls compliment the bathroom as well as vinyl flooring. Heated towel rail adds style to the bathroom as well as the low level W.C and

vanity unit plus hand wash basin. Two double glazed windows to rear aspect. Built in cupboards with combi boiler.

Bedroom 1

Bay window to front aspect. Fitted wardrobes creating ample storage space. Carpeted flooring

Bedroom 2

Carpeted flooring with double glazed windows, one overlooking the front garden and one to the side aspect. Coved ceiling and a radiator.

Bedroom 3

Fitted wardrobes add style to this room also boasting two windows creating plenty of natural light, Carpeted flooring, coved ceiling and a radiator.

Summer House

Composite cladding with wooden frame plus French doors. Concrete flooring also electric points and lighting.

Front Garden

Decorative brick wall to the front and side garden with gate to the front as well as double wrought iron gates leading to the drive. Garden is mainly slate and concrete paths creating a low maintenance garden. Mature shrubbery adds colour to this delightful garden.

Drive

Concrete driveway with room for three cars. Gate leading into the rear garden.

Rear Garden

Wooden sleepers creating borders with a variety of flowers. Lawned area plus a patio located in front of the summer house. Concrete paths around the rear of the bungalow as well leading to

the side garden. Fenced and walled boundaries creating privacy.

Side Garden

Concrete path decorated with slate. Walled boundary leading to the front aspect.

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 -

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

- True detached bungalow with in walking distance to the promenade
- Low maintenance gardens plus a summer house
- Driveway with parking for three cars
- Viewing highly recommended
- Close to all amenities and Hall Garth Park
- Newly fitted shower room with double end shower
- Double fronted bungalow with bay windows creating more space in the rooms
- Three double bedrooms, two boasting fitted wardrobes
- Spacious kitchen complimented with plenty of wall and base units
- Decorative brick wall boundary adding style to the gardens





Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	78
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC