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25 The Crescent

Hornsea, HU18 1SP

Excellent Starter Home This beautifully presented three bedroom property is one you'll not want to miss. The home briefly comprises:- entrance hallway, lounge, dining room, kitchen, utility, conservatory, there are stairs leading to the first floor with three spacious bedrooms and the bathroom. The property also benefits from a private driveway as well as open views at the rear of fields and sea in the distance. Call HPS Now to arrange your viewing 01964 533343.

Offers In The Region Of £130,000

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Entrance Hallway

Double glazed entrance door, with window, under stairs cupboard and radiator

Lounge

12'6" m x 12'10" (3.83 m x 3.93m)

With large double glazed window overlooking the front garden. With a gas fire set in a surround with a marble effect hearth and inset, ceiling cove and radiator.

Kitchen

10'0" x 10'5" (3.05m x 3.18m)

With a range of matching base and wall units with contrasting work surfaces that incorporate an inset one and a half bowl stainless steel sink and matching splash backs, built-in oven and gas hob with cooker hood over and a space for dishwasher.

Dining Room

8'11" x 10'5" (2.74m x 3.18m)

Leading from the kitchen, this multi functional room is currently used as a second sitting room as well as a dining room but has been used as a through lounge to the conservatory.

Conservatory

7'8" x 8'8" (2.36m x 2.66m)

With views over the rear garden and decked area, a great additional room with French doors leading out.

Utility

5'6" x 12'4" (1.68m x 3.78m)

With a single drainer stainless steel sink unit, plumbing for automatic washer..

Cloakroom

White low flush w.c and hand wash basin and radiator.

Bedroom One

12'11" x 12'7" (3.96m x 3.84m)

With double glazed window to the front, cupboard with hanging rail and radiator.

Bedroom Two

12'11" x 8'7" (3.96m x 2.62m)

With views of the sea beyond the open aspect, built in wardrobe, and airing cupboard

Bedroom Three

8'11" x 8'2" (2.74m x 2.49m)

With a built-in wardrobe cupboard over the stairs and radiator.

Bathroom

With white suite, comprising of panelled bath with shower over, glass shower screen, pedestal wash hand basin, low level w.c fully tiled and radiator.

Outside

The front garden consists of a stone chipped area and a wide parking bay with wooden fence surround. To the rear is a decked terrace area with steps down to the lawn, giving views of the sea beyond. Beyond the lawn towards the rear fence is a large garden store and shed. There are external lights to both the front and rear of the house and an outside cold water tap.

About Us

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Services are passionate about property and are dedicated to bringing you the best customer service we can.

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Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- No Onward Chain
- Gas CH and D/G

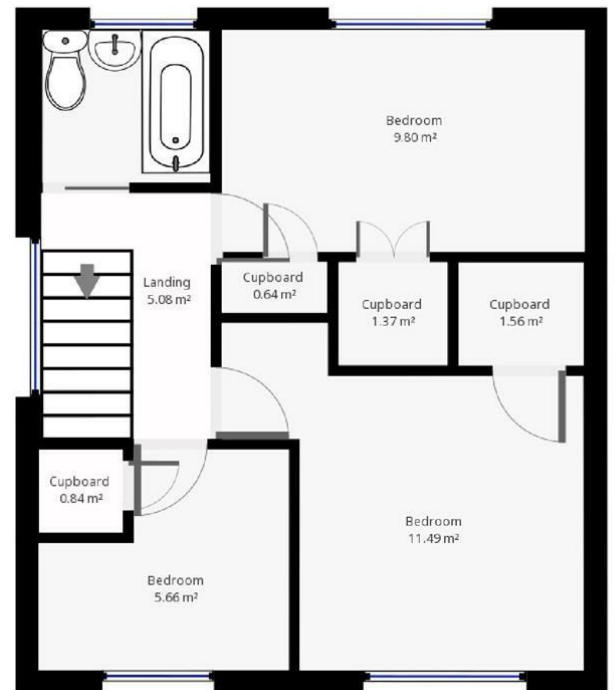
- Sea Views
- Driveway

- Beautifully Presented
- Conservatory





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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		
England & Wales	EU Directive 2002/91/EC	69

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	63