

21 Stanley Avenue, Hornsea HU18 1UQ

Offers in the region of  
£120,000

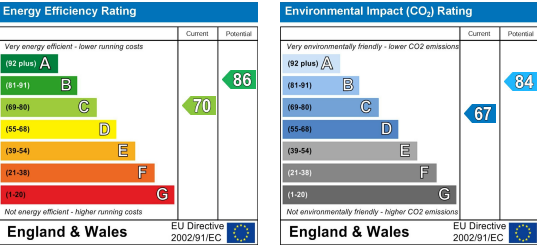
Floor Plan (for identification purposes only)



Viewing

Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.





- A Terraced Cottage Style Bungalow
- 19ft Lounge and Conservatory
- Two Double Bedrooms and Bathroom/W.C.
- General Refurbishment Required

- Offers Extended Accommodation on One Level
- Living/Dining Room and Kitchen
- Large South Facing Rear Garden
- Energy Rating - C

OFFERING LOTS OF POTENTIAL THIS EXTENDED TWO BEDROOMED TERRACED COTTAGE STYLE BUNGALOW IS OFFERED FOR SALE WITH THE BENEFIT OF NO CHAIN INVOLVED AND IMMEDIATE VACANT POSSESSION IS AVAILABLE.

#### LOCATION

This property is located on the southern side of Stanley Avenue, a residential cul de sac which leads off Rolston Road between the main town centre and Hornsea Freeport. A small range of local shops are available in The Greenway with the main town centre shops, schools and parks being a little further but still within easy reach, particularly via the local mini bus service.

Hornsea is a small East Yorkshire coastal town which has a resident population of a little over 8,000. The town offers a good range of local amenities including a range of shops, bistros and restaurants, schooling for all ages and a host of recreational facilities including sailing and fishing on Hornsea Mere, as well as the beach and seaside amenities, a leisure centre and an 18 hole golf course. The town is also well known for the Hornsea Freeport, a large out of town retail shopping village and leisure park. The town lies within 18 miles drive of the city of Hull, 13 miles of the market town of Beverley and about 25 miles from the M62.

#### ACCOMMODATION

The accommodation has MAINS GAS FIRED CENTRAL HEATING via hot water radiators, UPVC DOUBLE

GLAZING (to all but the patio doors and roof light which are double glazed but have aluminium and timber frames), and is briefly arranged on one floor as follows:

#### FRONT PORCH

##### CENTRAL HALL

3' x 12'5" (0.91m x 3.78m)

With ceiling cove, access hatch to the roof space and one central heating radiator.

##### REAR LOUNGE

9'11" x 19'7" overall (3.02m x 5.97m overall)

With an electric living flame effect stove set in a surround, ceiling cove, patio doors leading through to the conservatory and two central heating radiators.

##### CONSERVATORY

10' x 11' (3.05m x 3.35m)

With UPVC double glazed windows and aluminium sliding patio doors which open out onto the main garden, a polycarbonate covered roof and one central heating radiator.

##### LIVING/DINING ROOM

15'5" x 10' (4.70m x 3.05m )

With a roof light, open square archway leading through to the kitchen and one central heating radiator.

##### KITCHEN

7'1" x 8'8" (2.16m x 2.64m)

With a range of matching fitted base and wall units which incorporate green wood grain effect fronts



with complimentary worksurfaces, an inset stainless steel sink and tiled splashbacks, space for a slot in gas cooker with cooker hood over, plumbing for an automatic washer, and rear entrance door.

#### BEDROOM 1 (FRONT)

12' x 12' deepening to 15' in the bay window (3.66m x 3.66m deepening to 4.57m in the bay window)

With four door built in wardrobes, matching drawer unit, ceiling cove and one central heating radiator.

#### BEDROOM 2 (FRONT)

10' x 12' deepening to 15' in the bay window (3.05m x 3.66m deepening to 4.57m in the bay window)

With six door fitted wardrobes incorporating top storage cupboards and a centre drawer unit, ceiling cove and one central heating radiator.

#### BATHROOM

7'4" x 5'6" (2.24m x 1.68m)

With a four piece white suite comprising a panelled bath with mixer taps and hand shower, an independent corner shower cubicle, a wall mounted wash hand basin and a low level w.c. There is terracotta tiled flooring, full height tiling to the walls, cupboards with one housing the Ideal gas central heating boiler and a ladder style hot towel rail.

#### OUTSIDE

The bungalow fronts onto a gravelled foregarden with a walled surround and there is on street parking immediately in front of the property. To the rear is a particularly good sized south facing rear garden which includes a block built garden shed with an adjoining concreted terrace area covered with a pergola, further paved and decked areas, and a garden store.

#### TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors), there is no selling chain involved with the purchase of this property and immediate vacant possession is available.