



38 Tansley Lane, Hornsea, HU18 1TS

£255,000

A sterling example of a four bedroom detached home located to the south side of the popular coastal town of Hornsea. Beautifully presented by the current owner, it is move in ready and would cater to a multitude of buyers.

Briefly comprising:- entrance hall, cloakroom WC, breakfast kitchen, through lounge diner, conservatory, four bedrooms (the master with en-suite) and a family bathroom. Externally are two good sized gardens to front and rear providing ample parking and space to entertain at the rear. The rear of the property also enjoys views out across the countryside.

Not to be missed this property will get snapped up immediately. Call now to view on 01964 532121.
EPC rating 'D'. New central heating system has been fitted since the EPC was last done.

Front Garden

Block paved driveway, lawned area, dwarf hedge border and side access gate.

Entrance Hall

Grey composite entrance door, staircase to first floor with understairs cupboard and spindle banister, wooden flooring, coving to ceiling and radiator.

Cloakroom WC

Window to side, WC, wash hand basin, partially tiled walls and radiator.

Breakfast Kitchen

14'3" x 8'3" (4.36 x 2.52)

Two windows to rear, UPVC door to side, fitted wall and base units with work surfaces, built in electric oven with gas hob and extractor hood over. Integrated fridge/freezer and slimline dishwasher. Partially tiled walls, tiled flooring, coving to ceiling and radiator.

Through Lounge Diner

23'10" x 10'10" (7.28 x 3.323)

Window to front and side, archway between, feature fireplace housing electric fire, coving to ceiling, verticle radiator, standard radiator and french doors to:

Conservatory

10'9" x 9'8" (3.29 x 2.95)

Windows to rear and side with views over the gardens, french doors to side and radiator.

First Floor Landing

Access to loft space, built in cupboard.

Master Bedroom

13'1" x 10'6" (4.00 x 3.22)

Window to front, build in wardrobes, coving to ceiling, carpeted floor and radiator.

En-suite

6'0" x 5'4" (1.84 x 1.63)

Window to front, WC, vanity unit housing wash hand basin, step in shower. Tiled walls and flooring, extractor fan, heated towel rail and spotlights.

Bedroom 2

11'1" x 8'0" (3.38 x 2.44)

Window to front, built in wardrobes, laminate flooring and radiator.

Bedroom 3

9'3" x 8'7" (2.83 x 2.62)

Window to rear, built in wardrobes, laminate flooring and radiator.

Bedroom 4

8'7" x 7'7" (2.62 x 2.33)

Window to rear, laminate flooring and radiator.

Bathroom

7'10" x 5'7" (2.40 x 1.71)

Window to rear, WC, pedestal wash hand basin, panelled bath with shower over, extractor fan, coving to ceiling, wooden flooring and radiator.

Rear Garden

Laid mainly to lawn, patio and paved areas connected by pathway, fenced boundaries, plant and flower shrubs. Stunning views across the countryside.

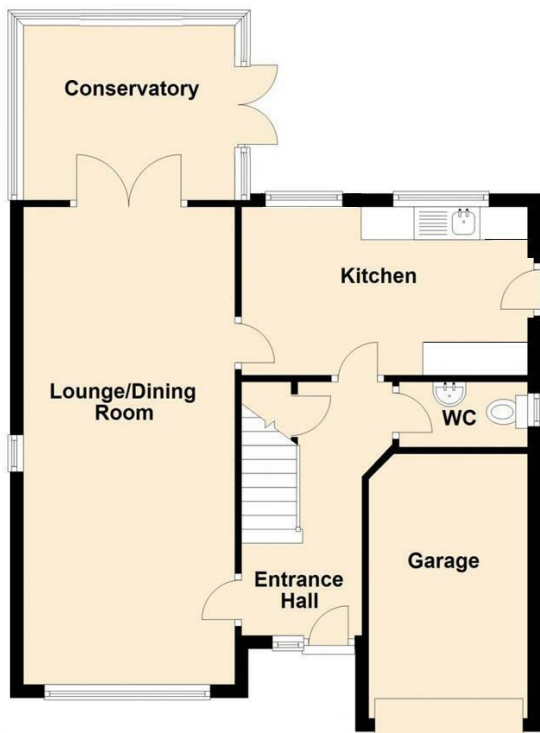
Garage

Integral with up and over door and light and power points.

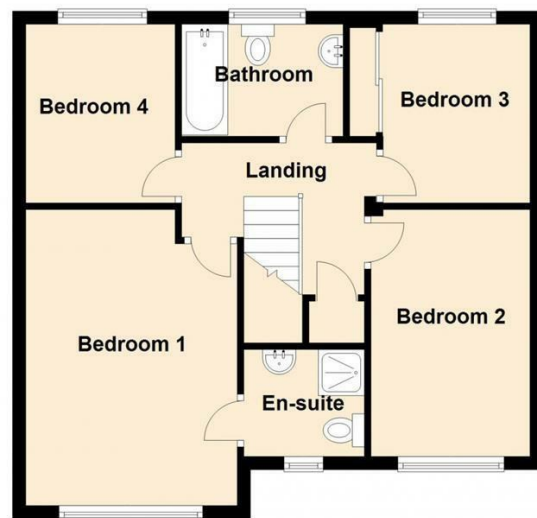




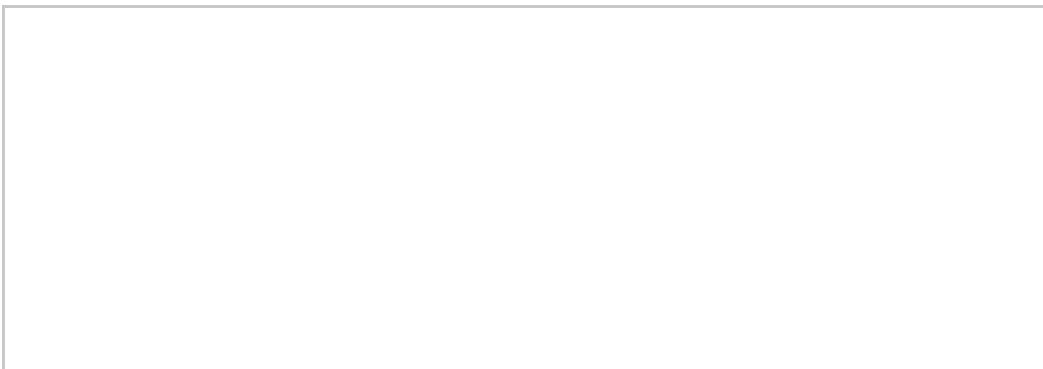
Ground Floor
Approx. 64.0 sq. metres (688.7 sq. feet)




First Floor
Approx. 52.5 sq. metres (565.4 sq. feet)



Total area: approx. 116.5 sq. metres (1254.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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