

## 58 St. Nicholas Drive, Hornsea, HU18 1EP

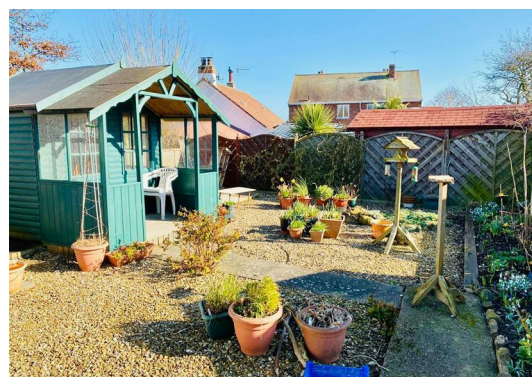
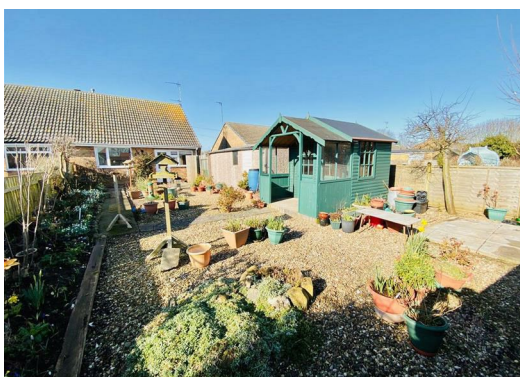
### £165,000

This well proportioned semi detached, bungalow is located on a pleasant residential street within the seaside town of Hornsea being conveniently placed for the amenities available both in and around the town.

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The accommodation, which would now benefit from being updated cosmetically and offers great potential for extension/alteration subject to necessary planning consent, briefly comprises of a kitchen, lounge, dining room/bedroom, two further bedrooms, a shower room.

Outside offers a garage, driveway parking and gardens to the front and rear.  
The bungalow is offered for sale with no upper chain.





### Entrance Hall

Entrance door to side, staircase to first floor. Radiator

### Living Room

14'10" x 10'11" (4.54 x 3.33)

Window to the front aspect. Fireplace with electric fire, set within a wooden fireplace with tiled insert. Radiator.

### Dining Room/Bedroom 3

10'2" x 9'8" (3.11 x 2.96)

Window to the front aspect. Radiator.

### Kitchen

11'6" x 8'10" (3.51 x 2.71)

Range of fitted wall and base units with work surfaces over. Stainless steel inset sink with single drainer. Double built in electric oven and gas hob with extractor fan over. Partially tiled walls and good sized fitted storage cupboard housing boiler. Space and plumbing for washing machine and space for tall, freestanding fridge/freezer.

### Bedroom 1

Ground floor bedroom with rear facing window overlooking the garden. Range of fitted wardrobes, large understairs cupboard and radiator.

### Shower Room

6'3" x 5'4" (1.91 x 1.64)

Ground floor shower room comprising of w.c., pedestal hand wash basin and step in shower. Window to side aspect. Tiled walls and heated towel rail.

### First Floor Landing

Door to right leading to bedroom 2. Small door to left giving access to large eave space.

### Bedroom 2

10'11" x 11'8" (3.34 x 3.56)

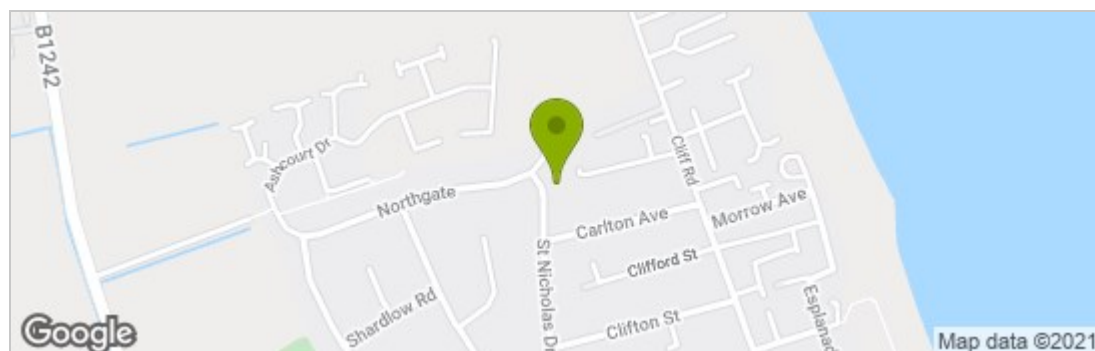
First floor bedroom. Window to front aspect. carpet to floor.

### Rear Garden

Low maintenance put pretty garden, mainly graveled with paved patio areas and well stocked borders. Fully enclosed with fenced boundaries and garage to one side. Summer house and additional paved area behind suitable for a shed.

### Garage

Detached garage with up and over door. Light and power points. Window to garden side.



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	61	83
EU Directive 2002/91/EC		

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