



16 Stanley Avenue, Hornsea, HU18 1UG

£165.000



Our House are delighted to offer to the market this two double bedroom true bungalow is situated in a quiet residential location close to local amenities, travel and the seafront. This property provides a beautiful open plan living space perfect for anyone looking for their new home.

This property briefly comprises of an entrance Porch and hall, lounge, kitchen diner, 2 double bedrooms, bathroom and a north-east facing rear garden.

EPC-D  
Council Tax-A  
Tenure-Freehold

#### Entrance Poarch

Tiled floor, Front and side windows, Entrance door

#### Entrance Hall

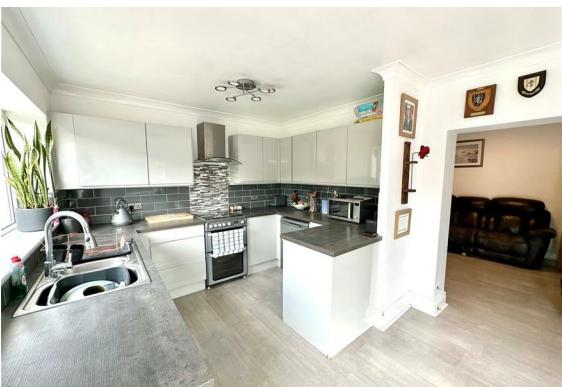
Part panel, Loft access, Tiled floor, Coving

#### Lounge

15'4" x 10'4" (4.69 x 3.16)  
Openfire with tiled surround and wooden mantle over, Coving to ceiling, Radiator, Laminate flooring, Open square arch to dining kitchen.

#### Kitchen Diner

17'10" x 10'1" (5.45 x 3.08)  
Windows to side and rear, French doors to rear, Fitted wall and base units, Work surfaces, Stainless steel single drainer 1/2 bowl sink, Gas cooker point, Space for free stand oven, Space for under counter fridge, Part tiled walls, Coving to ceiling, Extractor fan, Radiator, Laminate flooring, Open square arch to living room, Space and plumbing for washing machine.





#### Master Bedroom

15'7" x 11'8" (4.75 x 3.56)

Square bay window to front, Built in wardrobe, Coving to ceiling, Picture rail, Radiator, Laminate floor.

#### Bedroom 2

15'7" x 10'7" (4.76 x 3.24)

Square bay window to front, Radiator, Laminate flooring

#### Bathroom

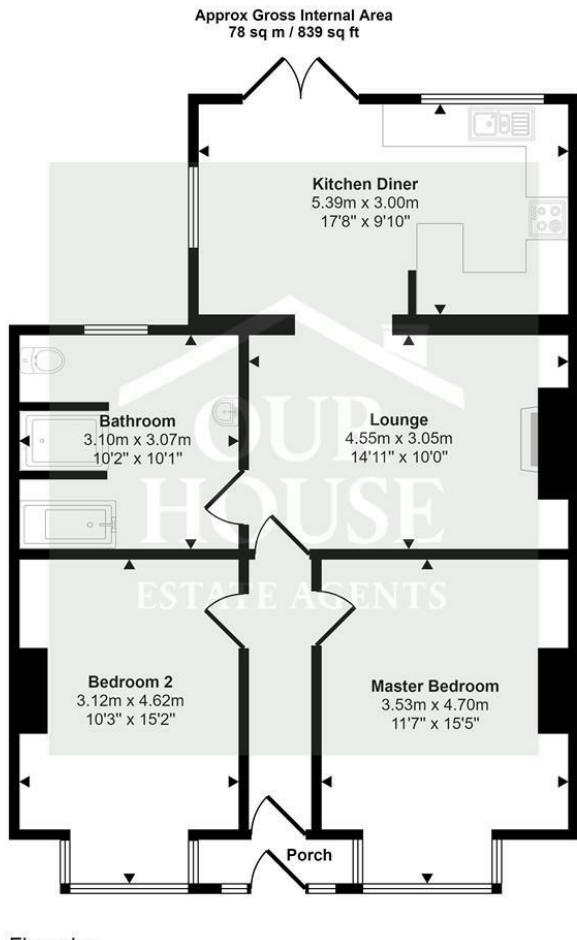
10'2" x 10'1" (3.10 x 3.08)

Widow to rear, W.C, pedestal wash hand basin, Paneled bath, Step in shower, Heated towel rail, Extractor fan, Vinyl floor.

#### Rear garden

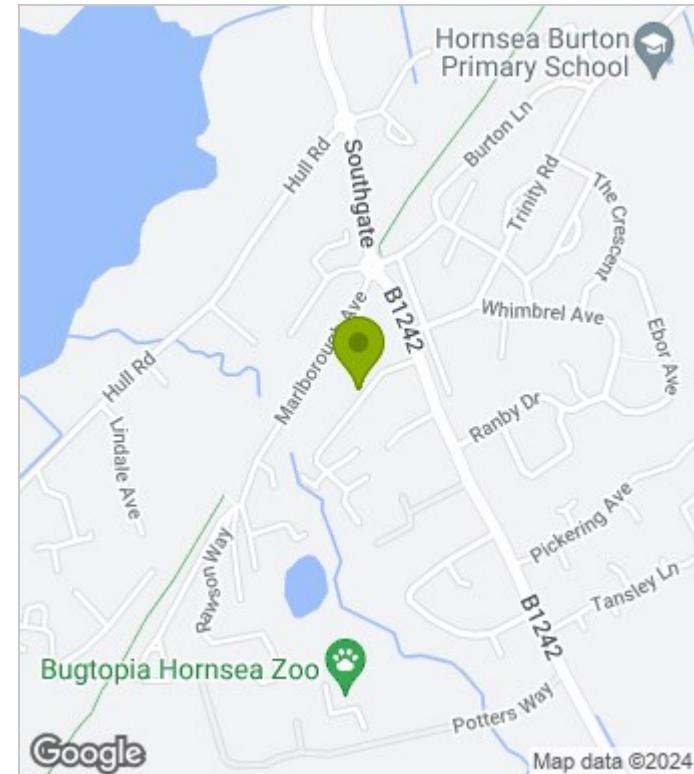
Laid mainly to lawn, Paved patio area, Garden shed with electrics, Fenced boundaries, Planted borders, Mature shrubs and trees, Coal bunker, Outside tap, Right of way to rear.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		63
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

#### Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

#### Our House Estate Agents

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