



3b The Crescent, Hornsea, HU18 1SW

£230,000



**Immaculate 3-Bedroom, 3-Storey Semi-Detached Home – Built 2022, Key Ready**

This beautifully presented three-bedroom semi-detached home offers contemporary living across three spacious storeys. Built in 2022 by a reputable local builder, the property has been further enhanced by the current vendors, resulting in a stylish and move-in-ready home ideal for modern family life.

Set in a sought-after residential location, the property combines high-quality construction with thoughtful upgrades throughout. The accommodation includes a bright and airy living space, a modern kitchen with integrated appliances, three well-proportioned bedrooms, and elegant bathroom and en-suite facilities.

Externally, the property benefits from off-road parking and a private rear garden, perfect for outdoor entertaining or relaxing in warmer months.

This key-ready home is perfect for buyers seeking a hassle-free move into a recently built, meticulously maintained property with the added benefit of tasteful, high-quality improvements already completed.

Early viewing is highly recommended.

EPC - B  
Council Tax - B  
Tenure - Freehold

**Front Garden**

Block paved driveway with resin area and parking for 2/3 cars.

**Entrance Hall**

Entrance door, staircase to first floor, LVT flooring, radiator.





### Living Kitchen Diner

29'3" x 14'1" (8.94 x 4.31)

windows to side and rear of property, French doors to garden, fitted wall and base units, work surfaces, bowl sink, built in electric oven and hob, extractor fan, breakfast bar with quartz worktops, built in dishwasher, cupboard housing boiler, part tiled walls, LVT flooring.

### Utility

Window to side of property, extractor fan, space and plumbing for washing machine, laminate flooring.

### First Floor Landing

Window to side of property, staircase to second floor, cupboard, radiator, spindle banister, carpeted.

### Master Bedroom (2nd Floor)

20'5" x 14'0" (6.24 x 4.28)

Dormer window to rear of property, storage to eaves radiator, carpeted.

### En-suite

W.C, hand wash basin, step in shower, part tiled walls, extractor fan, Vinyl flooring.

### Bedroom 2 (First Floor)

14'2" x 10'8" (4.34 x 3.27)

Two windows to the rear of the property, radiator, carpeted.

### Bedroom 3 (First Floor)

14'0" x 8'3" (4.29 x 2.54)

Two windows to front of property, built in wardrobes, radiator, carpeted.

### Bathroom (First Floor)

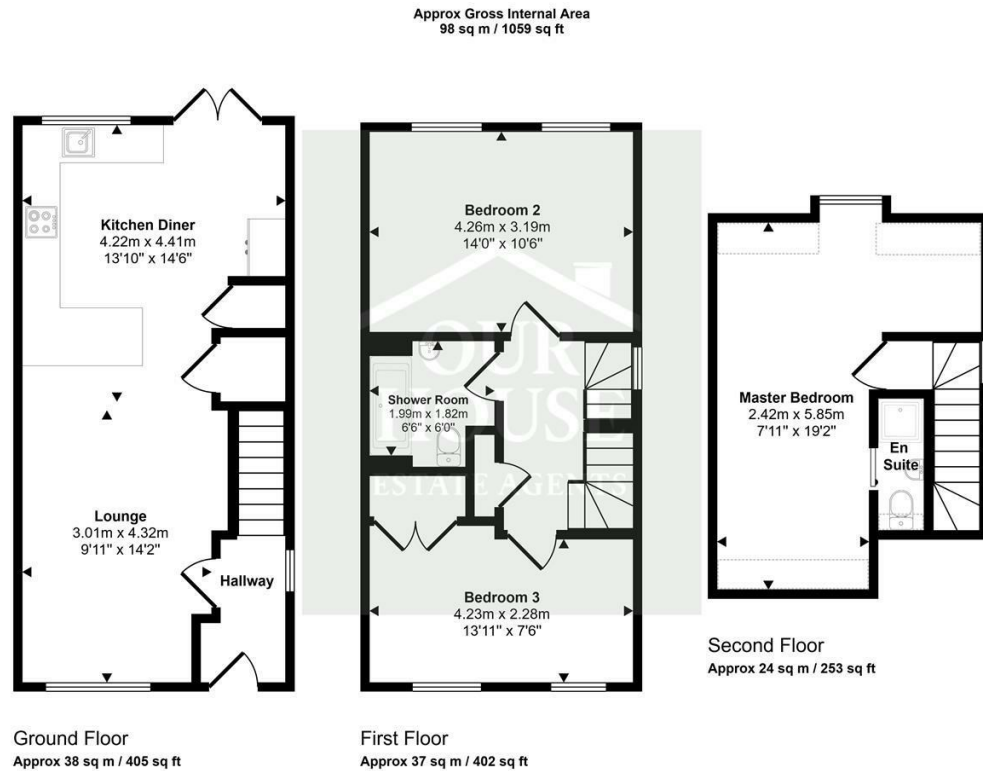
7'2" x 6'11" (2.19 x 2.11)

W.C, hand wash basin, step in shower, heated towel rail, tiled flooring and part tiled walls.

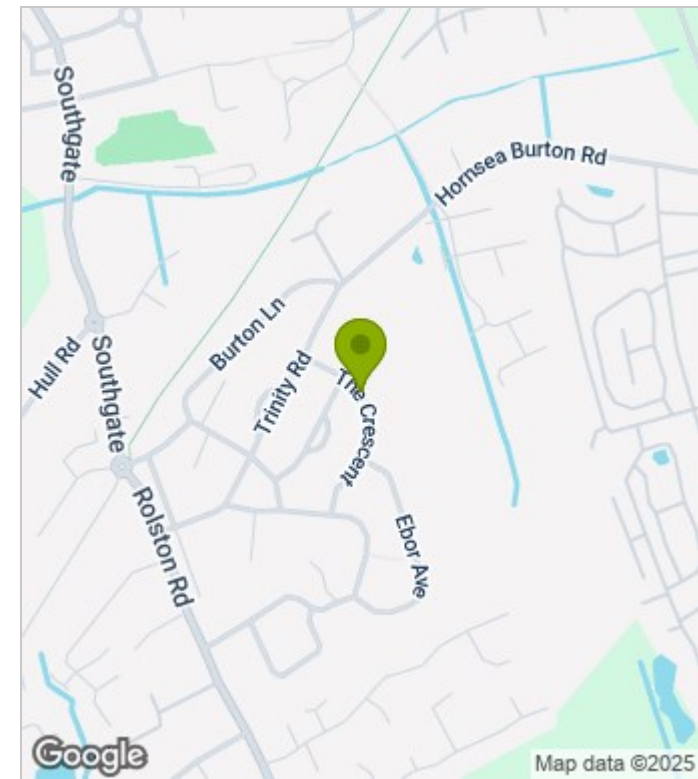
### Rear Garden

Laid mainly to artificial lawn, paved patio area, large summer house, fenced boundaries.





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) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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 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.

## Our House Estate Agents

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