



2 Eastgate, Hornsea, HU18 1DP

£285.000





## LOCATION, LOCATION, LOCATION!

Rarely available, a good sized two bedroomed detached bungalow with parking and garage, situated close to the town centre and on the edge of Hall Garth Park on the highly desirable Eastgate. Briefly comprising of entrance porch leading to central hallway, good sized lounge, dining room, kitchen, two double bedrooms with fitted wardrobes and newly fitted bathroom.

There is a garage and covered parking area to the rear, along with manageable sized gardens to front and rear.

Call Our House to view!

EPC: D

Council Tax: C

Tenure: Freehold

### Front Garden

Mainly laid to lawn, planted borders with mature shrubs, fenced boundaries.

### Entrance Porch

Courtesy light.

### Entrance Hall

Entrance door, under stairs cupboard, radiator, loft access.

### Lounge

16'4" x 11'10" (5.00 x 3.62)

Bay window to front of property, stone effect fireplace with gas fire and marble effect surround and hearth, coving to ceiling, two radiators, carpeted.

### Dining Room

12'7" x 10'5" (3.84 x 3.18)

Patio door to garden, coving to ceiling, radiator, carpeted, built in cupboard housing boiler.







### Kitchen

13'5" x 7'11" (4.10 x 2.43)

one window to front and one window to rear of property, fitted wall and base units, work surfaces, one and a half bowl sink and single drainer, built in gas hob, electric cooker point, built-in under counter fridge and freezer, part tiled walls, extractor fan, space and plumbing for washing machine.

### Master Bedroom

11'10" x 12'10" (3.62 x 3.92)

Window to front of property, built in wardrobes, telephone point, coving to ceiling, radiator, carpeted.



### Bedroom 2

10'4" x 10'10" (3.16 x 3.32)

Bay window to rear of property, built in wardrobes, carpeted.

### Bathroom

Window to rear of property, W.C, pedestal wash hand basin, P-shaped bath with shower over, part tiled walls, radiator, vinyl flooring, coving to ceiling,



### Rear Garden

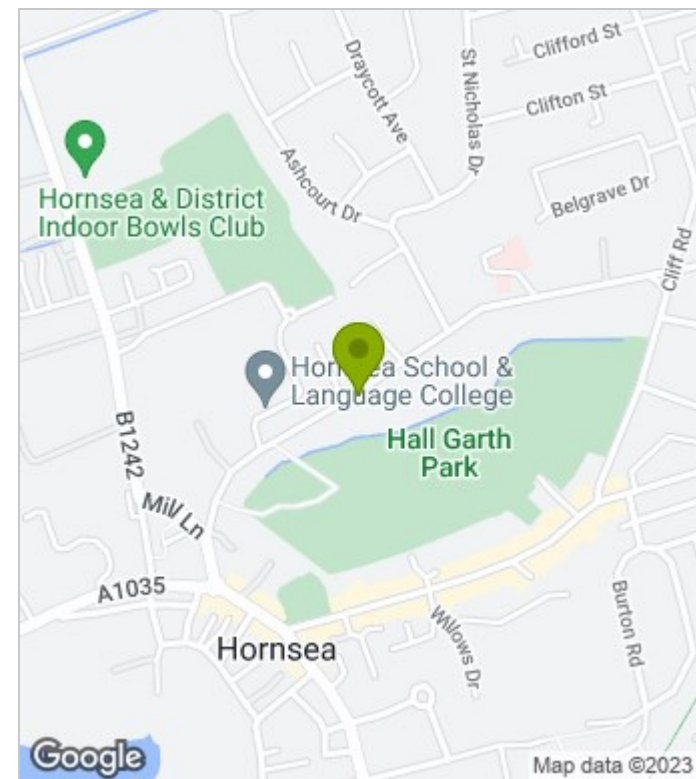
Mainly laid to lawn, paved area, side access to garage, fenced boundaries, outside light, outside tap.

### Garage

Link attached, up and over door, power and light points, radiator, workshop area at the back with work bench, shelving.







| Energy Efficiency Rating                    |           |                                                                                                                  |
|---------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                        |
| Very energy efficient - lower running costs |           |                                                                                                                  |
| (92 plus) <b>A</b>                          | <b>67</b> | <b>85</b>                                                                                                        |
| (81-91) <b>B</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 |           |                                                                                                                  |
| England & Wales                             |           | EU Directive<br>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.

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