



71 Pickering Avenue, Hornsea, HU18 1TR

Offers Around £145.000



A well-presented two-bedroom quarter house located in the popular coastal town of Hornsea. The property features a private garden to the front, allocated parking to the rear and offers well-proportioned accommodation throughout.

The ground floor comprises a modern fitted kitchen and a bright, comfortable lounge. To the first floor are two bedrooms and a newly fitted family bathroom.

The property has been recently updated, including a new kitchen, a new bathroom and fresh decoration throughout, making it move-in ready and ideal for first-time buyers, downsizers or investors alike

Situated within easy reach of local amenities and the seafront, this home offers a great opportunity to purchase a stylish and low-maintenance property in a desirable location.

EPC: C  
Council Tax: A  
Tenure: Freehold

### Entrance Hall

### Kitchen

9'3" x 7'4" (2.82 x 2.25)

Window to front, a range of fitted wall and base units with one and a half bowl sink unit. Built in electric hob and oven with extractor fan, space for washing machine.

### Lounge

12'5" x 13'10" (3.79 x 4.24)

Window to front, carpet and radiators, staircase to first floor with spindle banister and understairs cupboard.

### First Floor Landing





### Master Bedroom

9'3" x 10'0" (2.82 x 3.07)

Window to front, carpet and radiator.  
Cupboard.

### Bedroom 2

6'4" x 9'6" (1.94 x 2.92)

Window to front, carpet and radiator.

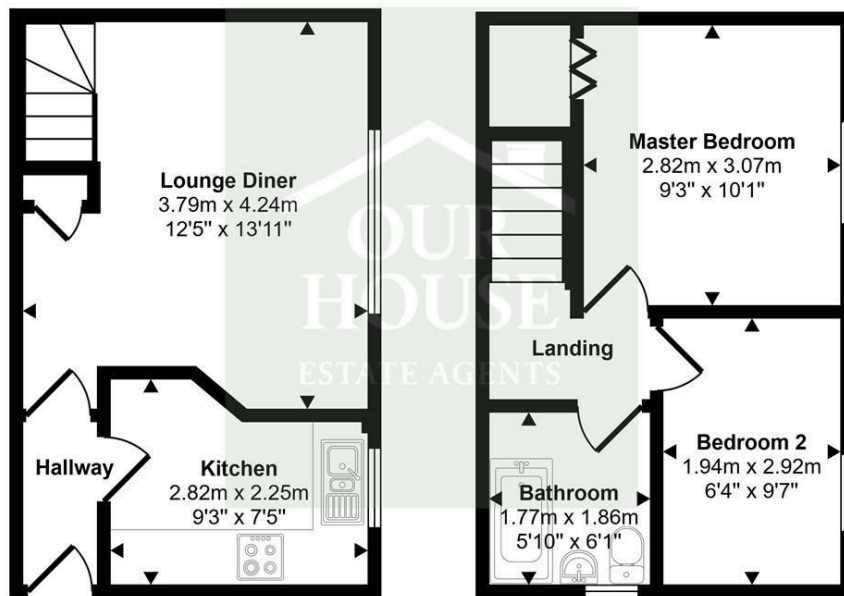
### Bathroom

5'9" x 6'1" (1.77 x 1.86)

Window to side, vinyl flooring and part tiled walls. Panelled bath with electric shower over, hand wash basin and W.C.



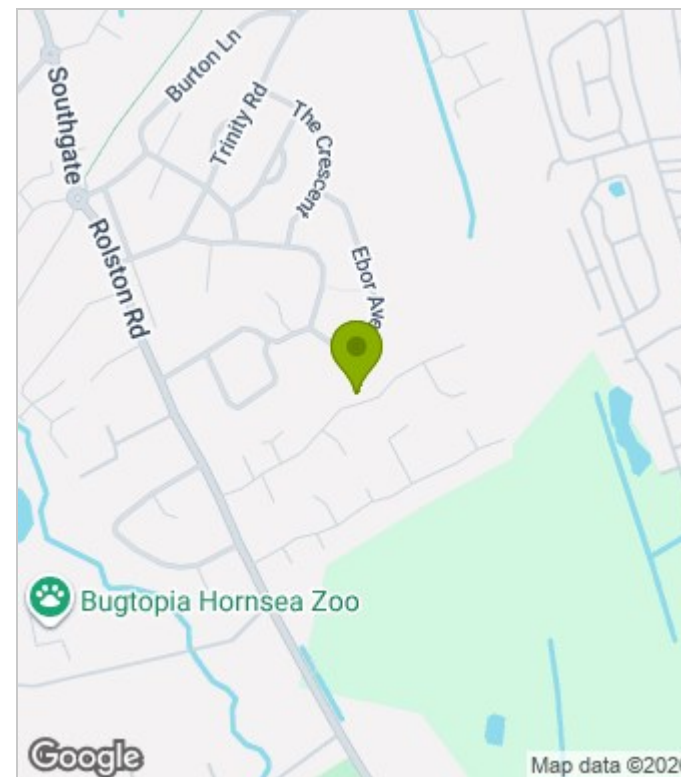
Approx Gross Internal Area  
47 sq m / 503 sq ft



Ground Floor  
Approx 23 sq m / 249 sq ft

First Floor  
Approx 24 sq m / 254 sq ft

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>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</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.

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## Our House Estate Agents

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