



18 Queens Gardens, Hornsea, HU18 1AU

£175.000



****GREAT LOCATION WITH VIEWS OVER HORNSEA MERE****

Our House are delighted to bring to the market, this well presented, three bedroom end terrace property. This lovely home provides stunning views over the adjacent grassland and beyond to The Mere, it has a large garden to the front with the added bonus of a detached garage to the rear with space to extend (subject to planning).

The floorplan briefly comprises; entrance hall, through lounge diner and kitchen. To the first floor, three bedrooms and family bathroom. Externally, a small courtyard garden and garage to the rear and larger than average lawned garden to the front, and grass verge currently used by the vendor for parking.

Call Our House to view now!

EPC-C
Council Tax- B
Tenure - Freehold

Front Garden

Large front garden, laid mainly to lawn with paved path to entrance porch. Grass verge to the front also, currently used by the vendor for parking.

Entrance Hall

Entrance door with window to front, staircase to first floor with under stairs cupboard, radiator.

Through Lounge Diner

13'9" x 10'1" and 7'3" x 9'6" (4.20 x 3.09 and 2.23 x 2.91)

UPVC window to front, carpet and radiator.





Kitchen

11'0" x 9'6" (3.36 x 2.92)

Windows and door to rear of the property. A range of fitted wall and base units with complimentary work surfaces. Single drainer and bowl sink unit, electric cooker point, laminate flooring and radiator.

First Floor Landing

Loft access.

Master Bedroom

13'11" x 9'3" (4.26 x 2.83)

Dual aspect windows with one to front and one to side of the property, built in wardrobes (housing boiler), carpet and radiator.

Bedroom 2

10'4" x 9'8" (3.17 x 2.96)

Window to rear of property, carpet and radiator.

Bedroom 3

6'11" x 9'10" (2.13 x 3.01)

Window to front of property, carpet and radiator

Bathroom

5'9" x 5'5" (1.77 x 1.67)

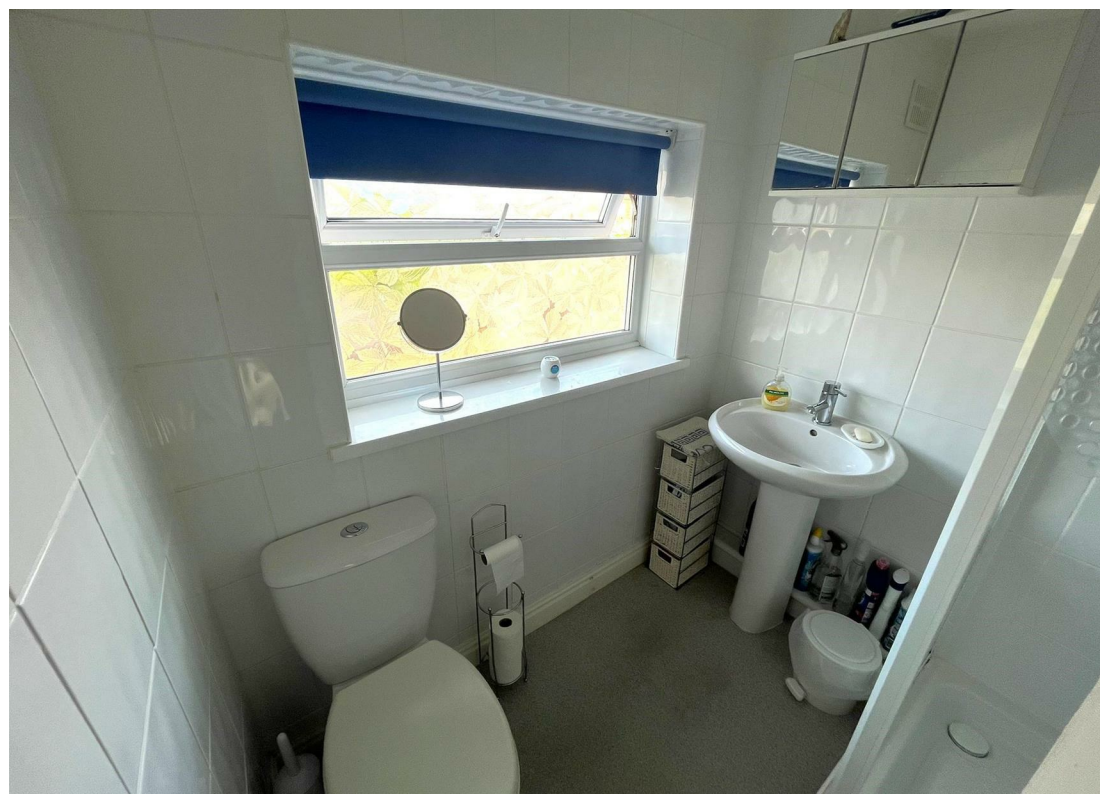
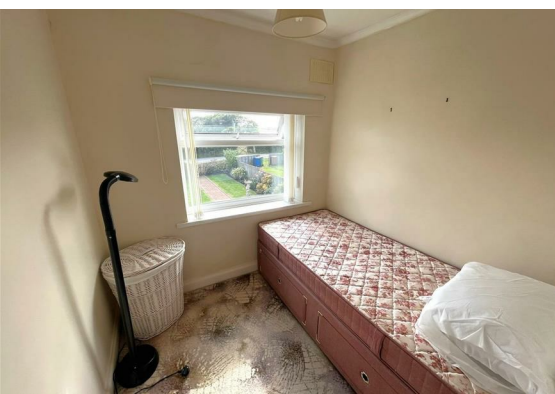
Window to rear of property, pedestal wash hand basin, step in shower and W.C. Tiled walls, vinyl flooring and radiator.

Rear Garden

Paved courtyard garden, access to garage and rear.

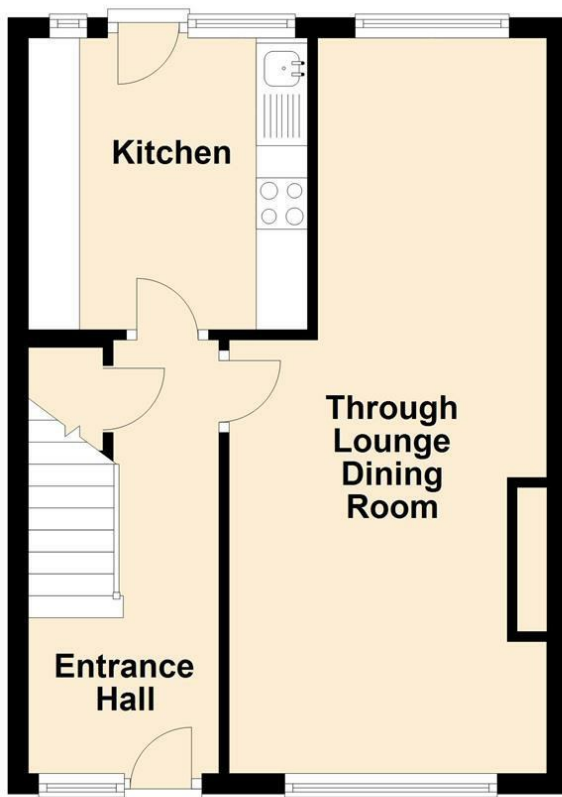
Garage

Detached garage, with electric up and over door, power and light points.



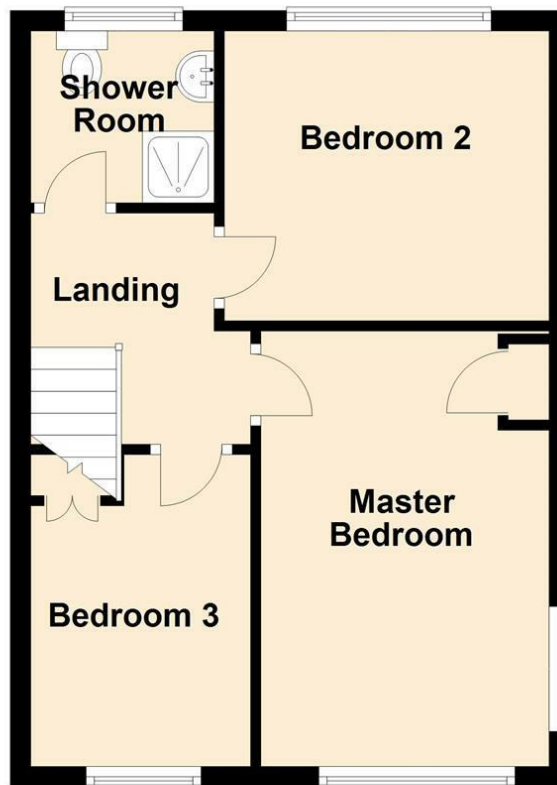
Ground Floor

Approx. 36.3 sq. metres (390.6 sq. feet)



First Floor


Approx. 36.3 sq. metres (390.6 sq. feet)



Total area: approx. 72.6 sq. metres (781.2 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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