



**20 Belgrave Drive, Hornsea, HU18 1LU**  
**No Onward Chain £199.950**



\*FANTASTIC LOCATION\* CHAIN FREE\*

A fantastic opportunity has arisen to purchase this stunning three bedroom property. Tucked away on a quiet residential street close to the town centre, sea front and shops, this house is a blank canvas ready to be transformed into the most stunning family home!

On a good size plot with low maintenance gardens, driveway and detached garage, the potential of this one is endless.

Call now to book your viewing! 01964 532121.

EPC - D

Council Tax -B

Tenure - Freehold

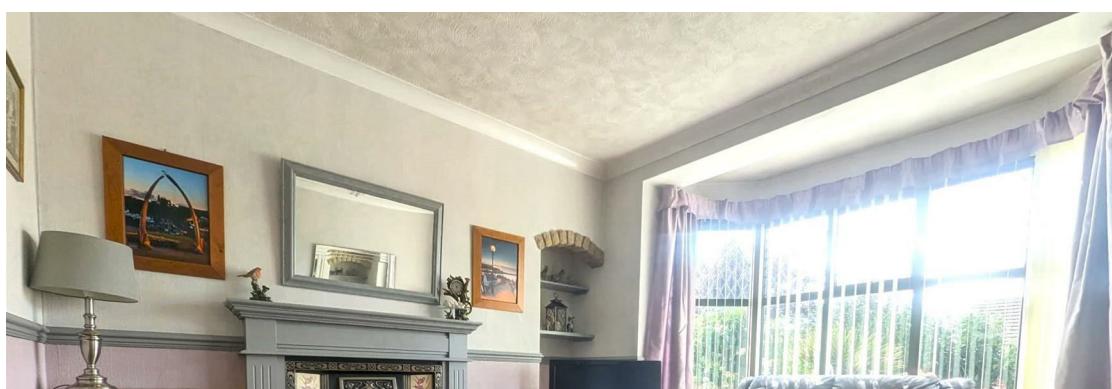
### Front Garden

Beautifully presented with shrubs, plants and gravel, driveway to the side.



### Entrance Hall

Entrance door leading into spacious hallway with window to the side aspect. Staircase with spindle banister and under stairs cupboard, laminate flooring, coving to ceiling and radiator.



### Lounge

14'0" x 10'9" (4.28 x 3.3)

Front aspect bay window with French doors leading into the dining room. Fireplace with a tiled back hearth, gas fire and wooden surround. Laminate flooring, coving to ceiling and dado rail with shelves in the inset next to the fire.

### Dining room

13'5" x 12'4" (4.1 x 3.76)

Patio door leading into the lean to conservatory. Laminate flooring, coving to ceiling and radiator.

### Kitchen

15'4" x 9'0" (4.68 x 2.76)

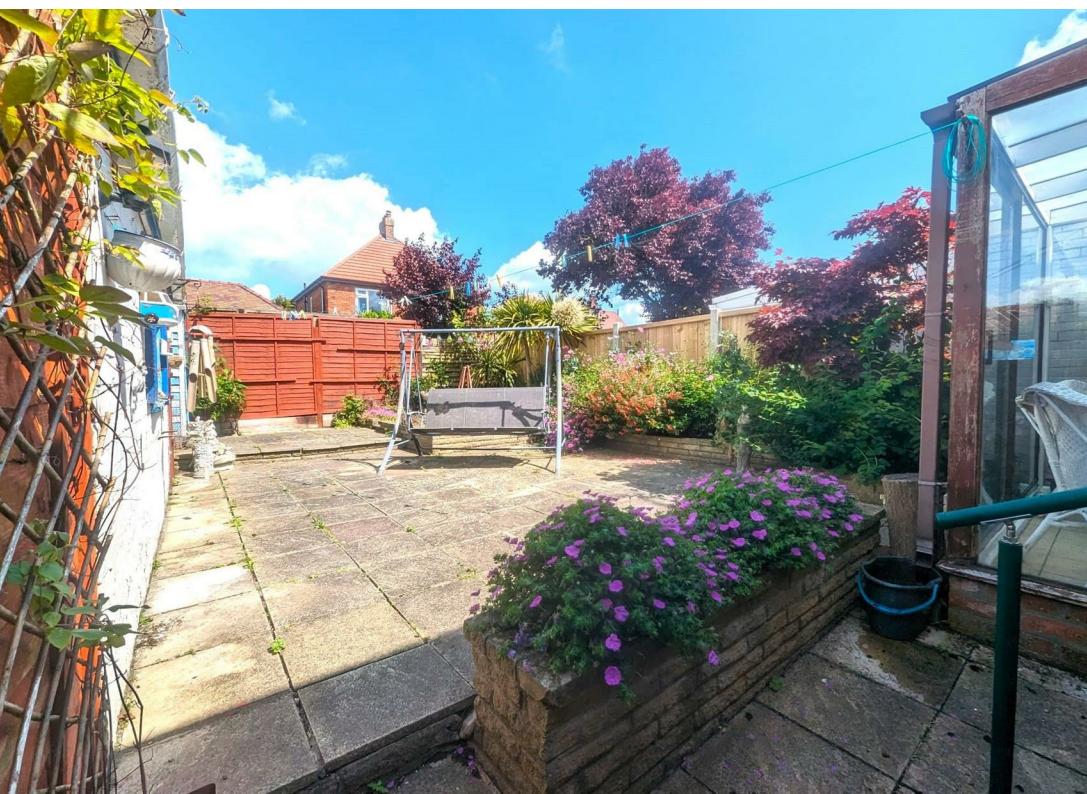
Side aspect window, Under stairs inset with room and gas cooker point for a Range style oven. Fitted wall and base units, work surfaces with stainless steel bowl sink. Partly tiled walls, radiator and extractor fan.



### Lean to Conservatory

7'9" x 7'8" (2.37 x 2.35)

Two side aspect windows and one rear aspect window, tiled floors and patio door to the rear.



## First Floor Landing

Partly panelled with spindle banister and loft access.

## Master Bedroom

14'0" x 9'6" (4.28 x 2.9)

Front aspect bay window. Built in wardrobes, coving to ceiling, carpeted with radiator.

## Bedroom 2

13'6" x 10'9" (4.12 x 3.29)

Rear aspect window, built in wardrobes and dressing table, carpeted and radiator.

## Bedroom 3

9'3" x 8'0" (2.83 x 2.46)

Rear aspect window, radiator and laminate flooring.

## Bathroom

9'0" x 5'11" (2.76 x 1.81)

Two front aspect windows, corner panelled bath and wash hand basin in vanity unit. W.C, heated towel rail, tiled floors and partly tiled walls.

## Boarded Loft Space

Pull down ladder, velux window to the front, light and electrical sockets.

## Rear Garden

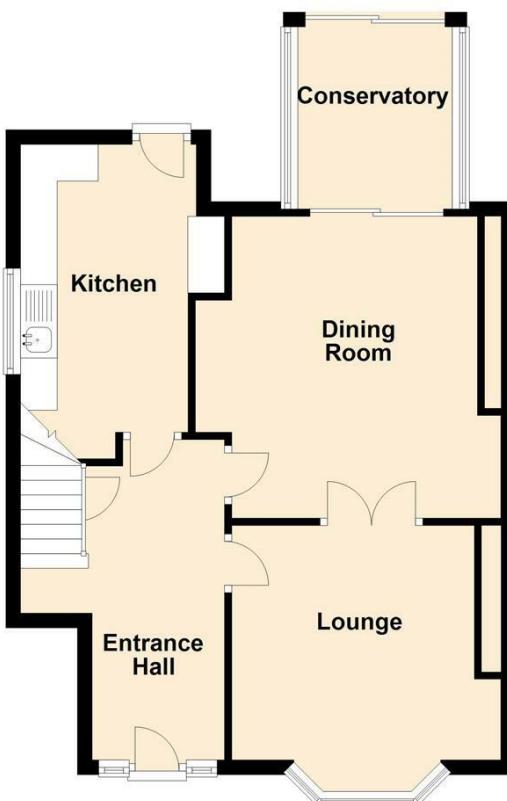
Mainly paved with fenced boundaries and planted boarders. Garden shed and gate to the side.

## Garage

Detached with barn style doors, window to the side, light and power points.

### Ground Floor

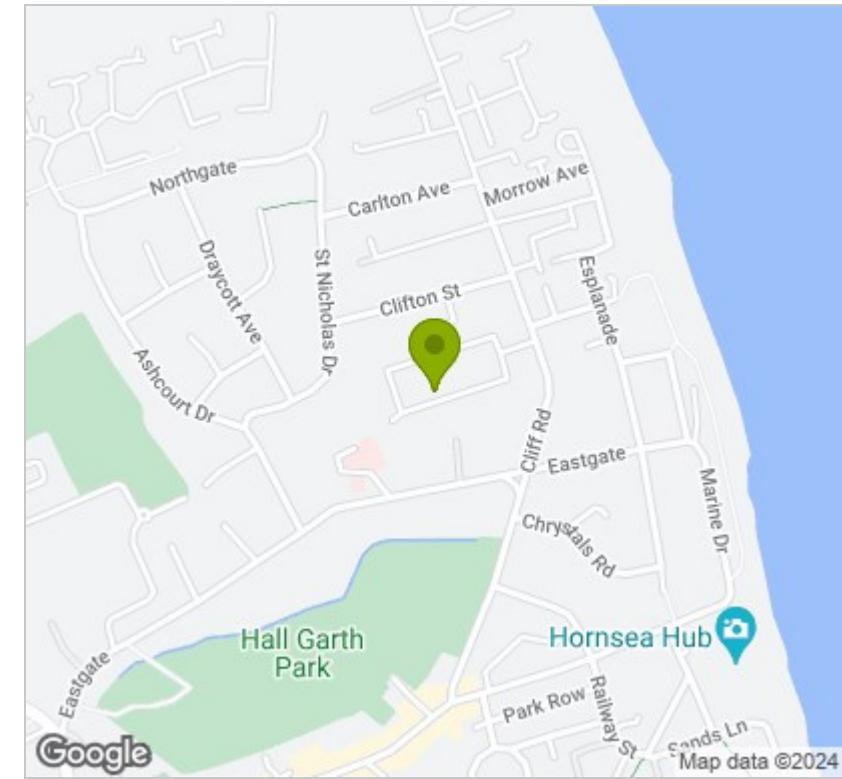
Approx. 54.6 sq. metres (587.8 sq. feet)



Total area: approx. 101.5 sq. metres (1092.3 sq. feet)

### First Floor

Approx. 46.9 sq. metres (504.5 sq. feet)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		67
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<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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