



9 Rowan Walk, Hornsea, HU18 1TT

£165,000

Nestled in a quiet and popular Cul de Sac location, this two bedroom, semi-detached home is perfect for first time buyers or anyone looking to downsize. The property has been very well looked after and is beautifully presented throughout, there is a grassed area to the front of the property, driveway to the side and enclosed rear garden.

Briefly comprising; Entrance Hall, lounge, breakfast kitchen, two double bedrooms and family bathroom. To the rear you will find a quaint and well presented garden with two sheds, one currently converted into a bar area.

Must be viewed, please call Our House on 01964 532121

EPC - C
Council Tax - B
Tenure - Freehold

Entrance Hall

Entrance door with staircase to first floor. Tiled Flooring.

Lounge

9'6" x 13'9" (2.9 x 4.2)

Front aspect window, carpeted with radiator and coving to ceiling.

Breakfast Kitchen

12'9" x 10'2" (3.9 x 3.1)

Rear aspect window and door, fitted wall and base units and built in electric oven with gas cooker (fitted in the last year) Cupboard housing boiler (fitted in the last year). Work surfaces, extractor fan, space and plumb for washing machine and dishwasher. understairs cupboard, space for fridge freezer. Coving to ceiling and tiled flooring.

First Floor Landing

Loft Access.



Master Bedroom

10'9" x 10'9" (3.3 x 3.3)

Front aspect window, fitted wardrobes and carpeted flooring. Radiator.

Bedroom Two

9'10" x 6'6" (3.0 x 2.0)

Rear aspect window with built in wardrobes, carpeted flooring and radiator.

Bathroom

6'2" x 5'2" (1.9 x 1.6)

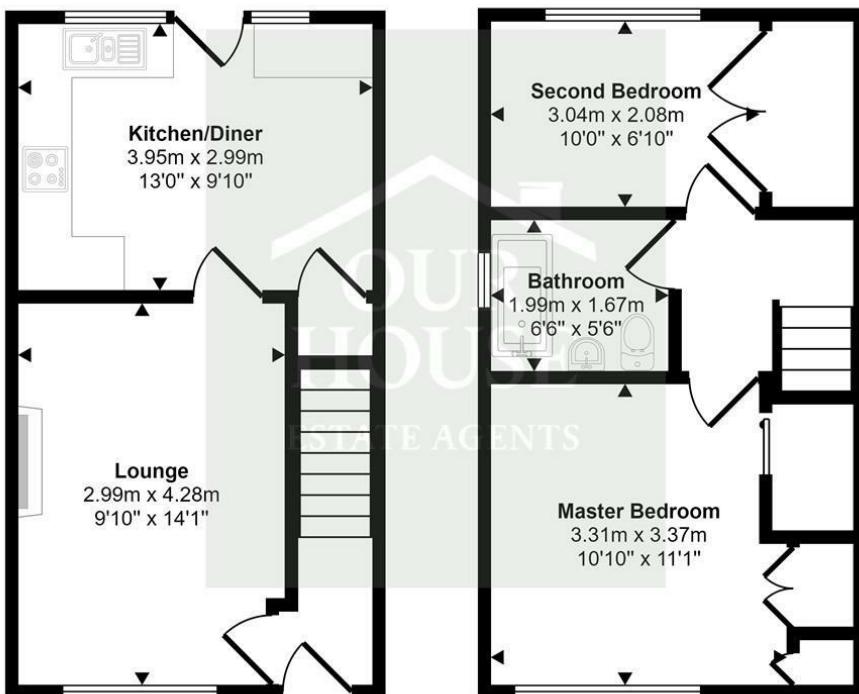
Side aspect window, W.C, Pedestal wash hand basin, panelled bath with shower over, heated towel rail, tiled flooring and tiled walls, extractor fan.

Rear Garden

Laid to lawn with patio and concrete areas, Summer house with bar, seating, shelving and lighting both inside and out, pergola, two garden sheds, fenced boundaries and planted border.



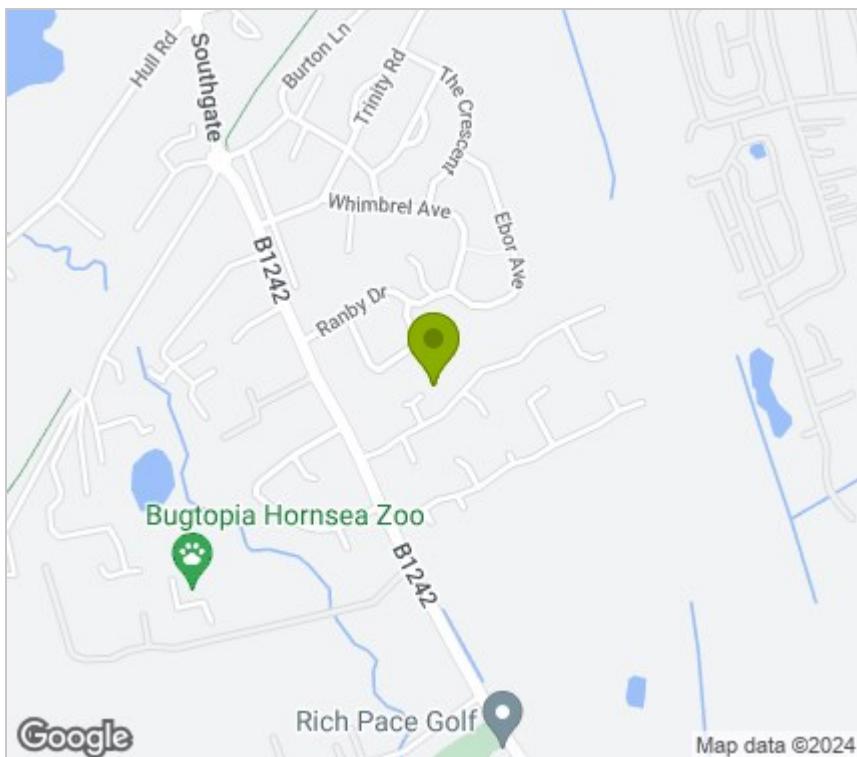
Approx Gross Internal Area
60 sq m / 643 sq ft



Ground Floor
Approx 29 sq m / 316 sq ft

First Floor
Approx 30 sq m / 326 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) A		87
(81-91) B		
(69-80) C	70	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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