



24 Tranmere Park, Hornsea, HU18 1QZ  
£299,950

# 24 Tranmere Park, Hornsea, HU18 1QZ

Situated in the central location of Tranmere Park, Hornsea, this spacious detached family home offers fantastic potential for those looking to create their ideal property.

The ground floor boasts excellent living space, featuring a generous L-shaped lounge diner, a well-proportioned kitchen, separate utility room, convenient W.C, and a large conservatory overlooking the rear garden—perfect for entertaining or relaxing.

To the first floor are four bedrooms and a family bathroom, providing ample accommodation for growing families. In addition, the property benefits from a fully boarded loft space complete with Velux windows, offering versatile additional space ideal for storage or potential further development (subject to necessary consents).

Externally, the property enjoys off-street parking for two to three vehicles to the front, along with an integrated garage. To the rear is a generous garden, offering plenty of outdoor space for families, gardening enthusiasts, or future landscaping projects.

## Front Garden

Driveway with parking for 2/3 cars, hedged boundaries.

## Entrance Porch

Entrance door, tiled flooring.

## Entrance Hall

Entrance door, staircase to first floor, under stairs cupboard, radiator, carpeted.

## Cloakroom (W.C)

5'8" x 3'6" (1.75 x 1.07)

Window to front of property, W.C, pedestal hand wash basin with storage under, radiator, laminate flooring.

## Through Lounge Diner

18'6" x 21'9" (max) L-shaped (5.64 x 6.64 (max) L-shaped) L-shaped, windows to front and rear of property, patio doors to conservatory, electric fire, two radiators, laminate flooring.

## Kitchen

10'10" x 10'11" (3.31 x 3.34)

Window to rear of property, fitted wall and base units, work surfaces, stainless one and a half bowl sink with single drainer, gas hob, built in electric oven, part tiled walls, tiled flooring, extractor fan, breakfast bar.

## Conservatory

16'2" x 11'0" (4.93 x 3.37)

Windows to side and rear, French doors to garden, radiator, laminate flooring.

## First Floor Landing

Carpeted.

## Bedroom 1

12'3" x 10'1" (3.75 x 3.09)

Window to front of property, built in wardrobes and dressing table, coving to ceiling, radiator, carpeted.

## En-suite

Corner shower, pedestal hand wash basin.

## Bedroom 2

11'5" x 12'6" (3.48 x 3.82)

Window to front of property, coving to ceiling, radiator, carpeted.

## Bedroom 3

8'11" x 8'3" (2.74 x 2.53)

Window to rear of property, built in wardrobes, coving to ceiling, radiator, laminate flooring.

## Bedroom 4

8'11" x 8'3" (2.72 x 2.54)

Window to rear of property, built in cupboard, laminate flooring.

## Loft Space

29'10" x 9'9" (9.11 x 2.99)

Two Velux windows to rear of property, eaves storage, laminate flooring.

## Bathroom


5'4" x 10'9" (1.63 x 3.28)

Two windows to rear of property, W.C, pedestal hand wash basin, step in shower, panelled bath, heated towel rail, extractor fan, laminate flooring.

## Rear Garden

Laid mainly to lawn, side access, garden shed, pond, decked seating area, planted borders, fenced boundaries.

## Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Our House Estate Agents

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