



A realistically priced four bedroom, three storey mid terraced house which overlooks an attractive block paved area. Harold Hornsey Square is located on the modern Headway development which was built by Taylor Wimpey Homes and was built to their 'Halyard' design. It should be economical to manage having gas fired central heating, uPVC double glazing and was insulated to modern standards at the time of construction. As the property is spread over three floors it provides extremely spacious living accommodation which makes an ideal family home. The floor plan briefly comprises: long entrance hall, cloakroom/WC which is fitted with a white suite, spacious lounge located to the rear of the property with uPVC double glazed French doors and an impressive kitchen/breakfast room which is fitted with modern white 'gloss' style units and includes a built-in oven, hob and extractor. Located to the first floor are bedrooms two and four, plus a superb family bathroom/WC which is fitted with a white suite. To the second floor is a large master bedroom and an outstanding en-suite shower room/WC which has a double shower cubicle, plus bedroom three which has French doors overlooking the Square. Externally are easily maintained gardens to front and rear, the latter being mainly laid to lawn. A shared private driveway to the side of the property gives access to a driveway and single garage located to the rear of the property. Fitted carpets and a burglar alarm system are included in the asking price.

Internal viewing is a must to fully appreciate this modern home.

Harold Hornsey Square, Hartlepool, TS24 8FH

4 Bed - House - End Terrace

£145,000

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Harold Hornsey Square, Hartlepool, TS24 8FH



GROUND FLOOR

ENTRANCE HALL

uPVC double glazed glass panelled door, stairs to the first floor, useful cloaks cupboard, radiator.

CLOAKROOM/WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin, low level wc, extractor fan, radiator.

LOUNGE (rear)

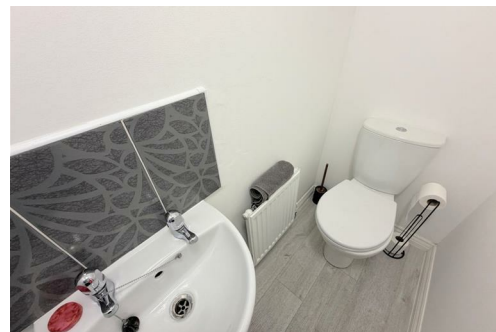
13'9 x 12'10 (4.19m x 3.91m)

A good size lounge located to the rear of the property, with uPVC double glazed French doors and matching side screens opening to the rear garden, radiator.

DINING KITCHEN

16'8 x 7'10 (5.08m x 2.39m)

Fitted with a range of units to base and wall level with contrasting work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, recess for washing machine, recess for additional appliance, space for free standing fridge/freezer, uPVC double glazed window to the front aspect, radiator.



FIRST FLOOR

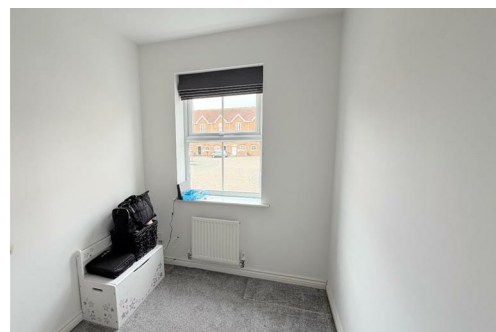
LANDING

uPVC double glazed window to the front aspect, radiator, access to two bedrooms, alongside the central family bathroom.

BEDROOM

12'10 x 12'4 (3.91m x 3.76m)

A generous bedroom with uPVC double glazed window overlooking the rear garden, radiator.



FAMILY BATHROOM/WC

Fitted with a three piece white suite and chrome fittings comprising: panelled bath, pedestal wash hand basin, low level wc, extractor fan, radiator.

BEDROOM

11'1 x 6'3 (3.38m x 1.91m)

uPVC double glazed window to the front aspect, radiator.



SECOND FLOOR

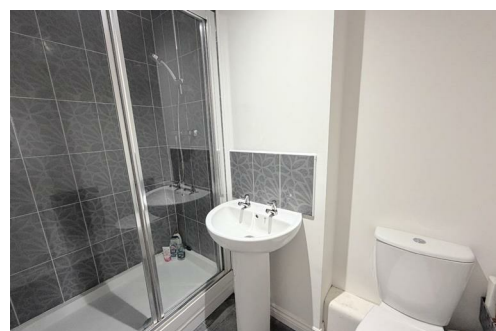
LANDING

Access to both bedrooms.

BEDROOM

15'4 c 12'10 (4.67m c 3.91m)

A generous master bedroom with uPVC double glazed window to the rear aspect, radiator, access to:



Harold Hornsey Square, Hartlepool, TS24 8FH



EN-SUITE SHOWER ROOM/WC

Fitted with a modern three piece suite comprising: double shower cubicle with chrome frame, glass panelled sliding door and chrome shower, pedestal wash hand basin and low level WC; extractor fan, radiator.

BEDROOM

11'8 x 9'3 (3.56m x 2.82m)

uPVC double glazed French doors opening to a 'Juliet' style balcony, built-in storage cupboard, radiator.

EXTERNALLY

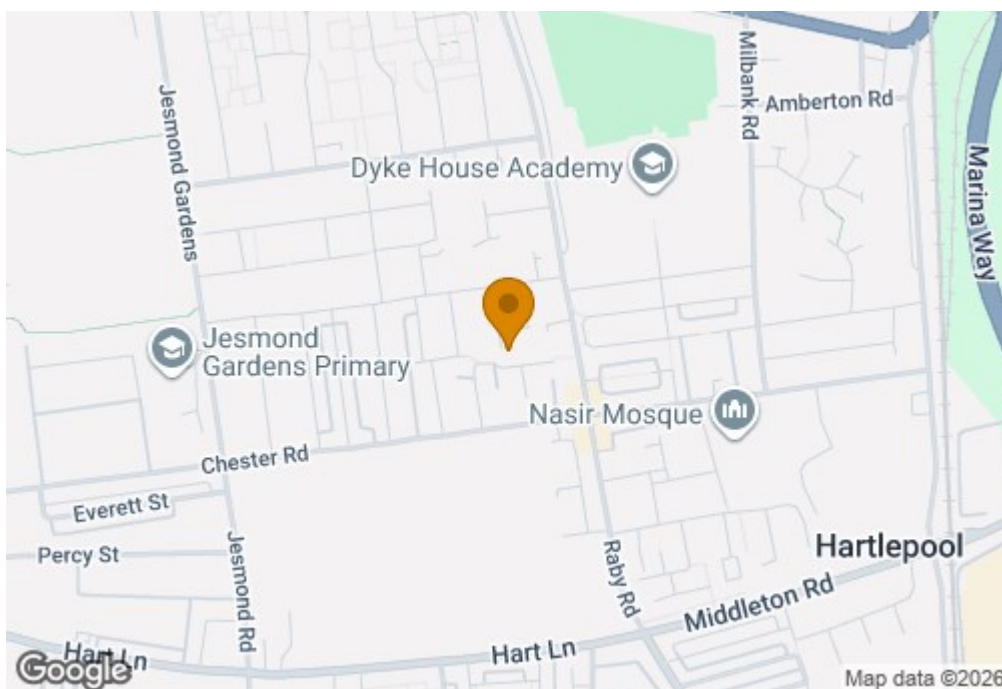
The property features a low maintenance front, with an enclosed rear garden which is predominantly lawned, with fenced boundaries and gated access.

GARAGE

Located to the rear of the property with driveway in front and up and over access door.

NB

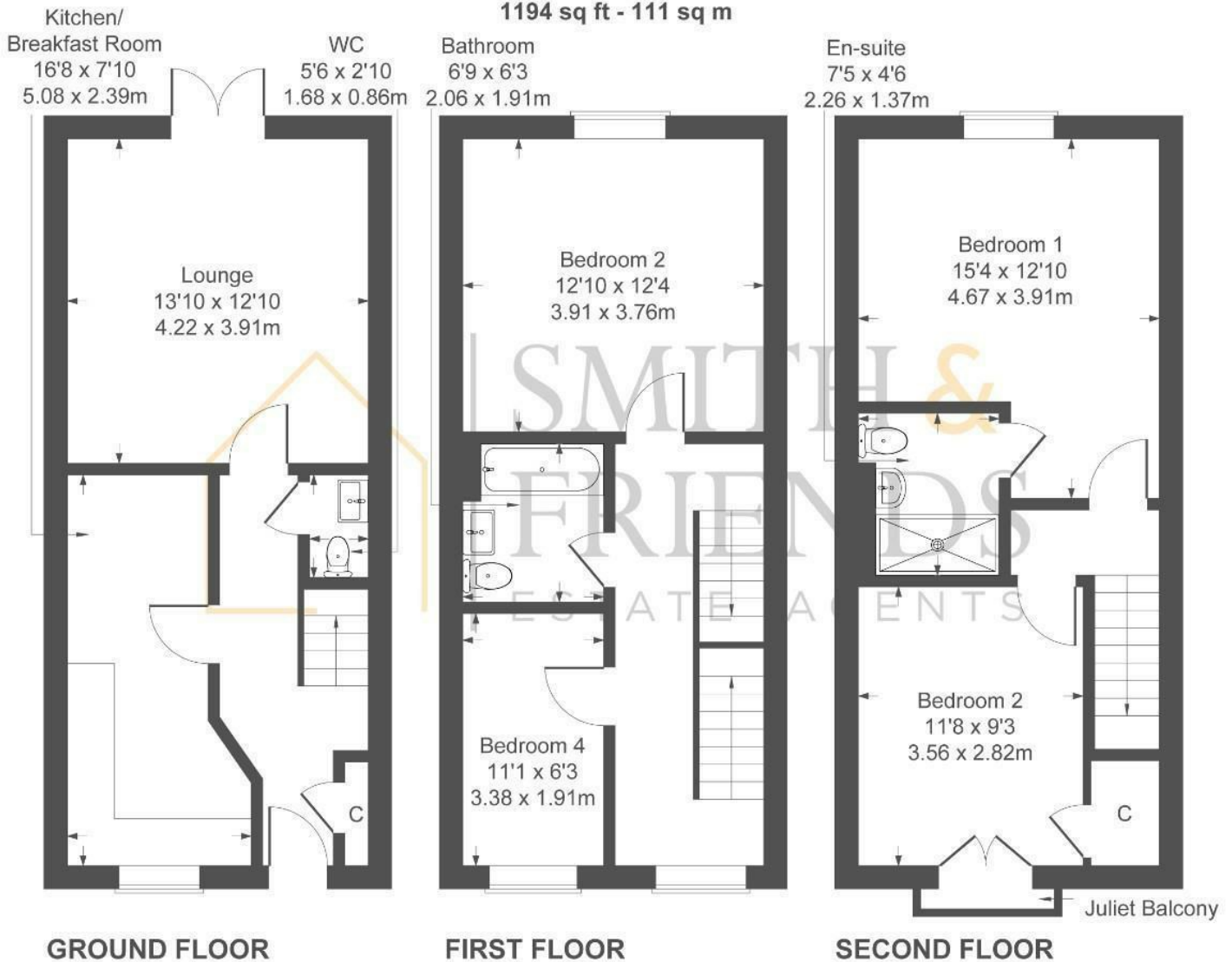
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	78
England & Wales		EU Directive 2002/91/EC	

Harold Hornsey Square

Approximate Gross Internal Area
1194 sq ft - 111 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk