

staniford grays



5 Avocet Close, Hornsea, HU18 1LG

£139,000





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Hornsea, HU18 1LG

- OPEN PLAN LOUNGE/KITCHEN
- TWO DOUBLE BEDROOMS
- SHARED GUEST PARKING
- DEDICATED PARKING SPACE
- GAS CENTRAL HEATING
- IDEAL FOR FIRST TIME BUYERS OR DOWNSIZERS

A delightful two bedroom modern terraced house built by Persimmon homes circa 2014 with dedicated parking a space and open plan kitchen/lounge with French doors to the rear patio and garden. This property is an ideal starter home or investment opportunity for someone looking for a position close to the East Yorkshire coast.

Located in the HU18 1LG postcode, this home enjoys excellent access to Hornsea's many amenities. The popular Hornsea School and Language College is within easy reach, as are well-regarded primary schools such as Hornsea Community Primary. The vibrant town centre offers a mix of independent shops, cafes, and supermarkets, while the stunning Hornsea beach and promenade are close by too.

Commuters are well-served with good road links to Beverley (30 mins), Hull (40 mins), and Bridlington, making this an ideal base for those who want coastal living without losing touch with nearby towns. There is also no chain so get in touch to view today!



£139,000



ACCOMMODATION COMPRISSES

ENTRANCE PORCH

5'1" x 4'3" (1.57m x 1.30m)
Composite front door with two privacy glass panels, carpeted floor and a pendant light fitting.

KITCHEN

10'8" x 9'1" (3.27m x 2.77m)
Wood door with chrome handles, vinyl floor, a range of wall and base units with breakfast bar, integrated induction hob and electric oven with extractor fan above. Pendant light fitting, stainless steel drainer sink with mixer tap, plumbing for washing machine and space for fridge freezer.

CLOAKROOM/WC

4'11" x 2'9" (1.50m x 0.85m)
Wood door with chrome handles, vinyl floor, central ceiling light, wood door with chrome handles, pedestal wash hand basin, low flush WC and extract a fan.

LOUNGE

12'2" x 12'1" (3.72m x 3.70m)
Carpeted floor, uPVC double glazed French doors to rear patio and garden with a pendant light fitting.

STAIRCASE AND LANDING

6'10" x 6'3" (2.09m x 1.93m)
Carpeted floor, pendant light fitting, wooden hand rail, wooden bannister with spindles and loft hatch.

BEDROOM ONE

12'2" x 7'9" (3.73m x 2.37m)
Wood door with chrome handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

BATHROOM

5'11" x 5'6" (1.82m x 1.70m)
Wood door with chrome handles, vinyl floor, central ceiling light, pedestal wash hand basin, low flush WC, bath with electric shower and splashback tiling.



BEDROOM TWO

12'2" x 7'9" (3.73m x 2.37m)
Wood door with chrome handles, carpeted floor, pendant light fitting, two front aspect uPVC double glazed windows.

EXTERIOR

To the front one designated parking space and one shared parking space, gravel boarder with flagged path to front door. To the rear a flagged path to gate with flagged patio, lawn and wooden fence surround.

COUNCIL TAX:

We understand the current Council Tax Band to be A

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER :

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

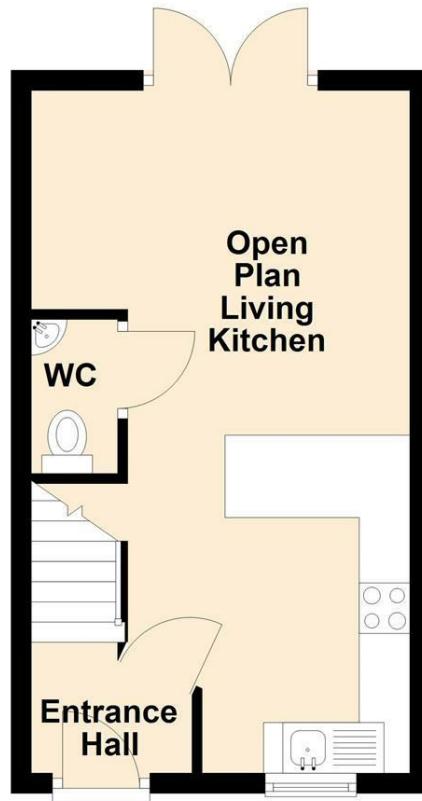


Floor Plans

Location Map

Ground Floor

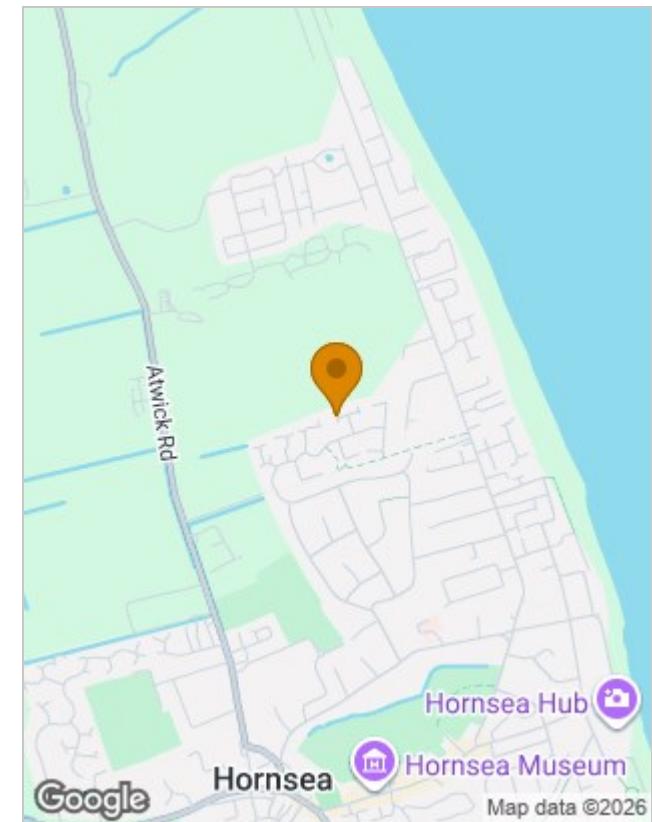
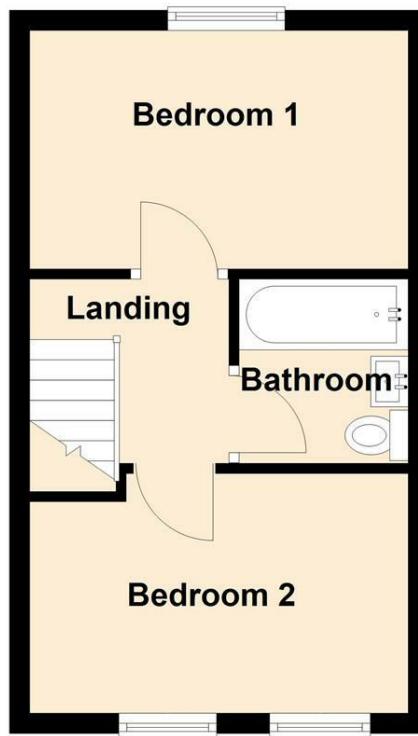
Approx. 25.2 sq. metres (271.7 sq. feet)



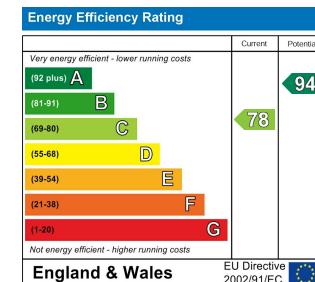
Total area: approx. 50.5 sq. metres (543.3 sq. feet)

First Floor

Approx. 25.2 sq. metres (271.7 sq. feet)



Energy Performance Graph



Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.